INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Epperson Ranch II Community Development District

October 1, 2026

Agenda Package

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Epperson Ranch II
Community Development District

Board of Supervisors
Joseph Murphy, Chairman
Miguel Casellas-Gil, Vice Chairperson
Michele Frank, Assistant Secretary
Michael Lawson, Assistant Secretary
Jennifer Goldyn, Assistant Secretary

District Staff
Kristee Cole, District Manager
Jere Earlywine, District Counsel
Vasili Kostakis, District Engineer
John Fowler, Field Service Manager
Elizabeth Coons, District Accountant
Mateo Soto, Fieldstone
Kevin Riemensperger, Steadfast Alliance
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, October 1, 2026, at 5:00 p.m.

The Regular Meeting of the **Epperson Ranch II Community Development District** will be held on **October 1, 2026, at 5:00 p.m. at the Watergrass 2 Club, located at 32711 Windelstraw Dr. Wesley Chapel, FL 33545.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

https://teams.microsoft.com/meet/224996858619980?p=f5KniB6lP9UoLaoulD

Meeting ID: 224 996 858 619 980 **Passcode:** pn69Nh2h

Dial-in by Phone: 646-838-1601 **Pin:** 324 134 230#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS** – *Three- (3) Minute Time Limit*
4. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of the Regular Meeting Minutes from August 6, 2026……………………………………………...Page 4
   - **B.** Consideration of August 2026 Check Register…………………………………………………..……………...Page 7
5. **STAFF REPORTS**
   - **A.** District Accountant
     - **i.** Review of Financials Snapshots………………………………………………………………….......Page 34
   - **B.** Field Inspections Report…………..………………………..…………………………………...........................Page 36
     - **i.** Consideration of Pressure Washing Proposal…………………………………………………………......Page 65
   - **C.** Landscape Report
     - **i.** Consideration of Sod Replacement Proposal……………………………………….……………….........Page 67
     - **ii.** Consideration of Maintenance Enhancement Proposal…………………………………..………….......Page 75
     - **iii.** Ratification of Landscape Cutting – Epperson Blvd & Curley Rd………………………..……..……….........Page 78
   - **D.** Aquatic Maintenance Report…………………………………………………………….…………………...……...Page 81
     - **i.** Consideration of Pond 7 Fountian Lighting Replacement Proposal…..……...…………………………......Page 97
     - **ii.** Consideration of Fountain Maintenance Services Agreement…...……...……………….…………………......Page 99
   - **E.** District Counsel
     - **i.** Discussion of Median Maintenance near the Lagoon on Overpass

F. District Engineer

G. District Manager

6. BUSINESS ITEM

A. Consideration of Stantec Agreement…………………………………………………………………..…......Page 104

B. Consideration of Fence Proposals……………………..………………………………………………….......Page 105

7. AUDIENCE COMMENTS

8. SUPERVISOR REQUESTS

9. ADJOURNMENT

MINUTES OF MEETING
EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Epperson Ranch II Community Development District was held on Thursday, August 6, 2026 at 5:13 p.m. at Watergrass 2 Club., 32711 Windelstraw Dr., Wesley Chapel, Florida, 33545.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Cole called the meeting to order at 5:13 p.m. and conducted a roll call.

Present and constituting a quorum were:

Joseph Murphy	Board Supervisor, Chairperson
Michele Frank	Board Supervisor, Vice Chairperson
Miguel Casellas-Gil	Board Supervisor, Assistant Secretary

Also present were:

Kristee Cole	Senior District Manager, Inframark
Mateo Soto	Representative, Fieldstone
Nikkolas Hamilton	Field Service, Inframark
Kyle McGee	District Counsel, Kutak Rock
Kevin Riemensperger	Representative, Steadfast Alliance

Members of the Public

SECOND ORDER OF BUSINESS **Approval of the Agenda**

On a MOTION by Ms. Frank, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved the August 6, 2026, Final Agenda, for the Epperson Ranch II Community Development District. 3-0

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

On a MOTION by Ms. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved for open the Public Hearing. 3-0

On a MOTION by Ms. Casellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved for close the Public Hearing. 3-0

i. Consideration of Resolution 2026-09; Adopting Final Budget for FY 2027

> On a MOTION by Ms. Murphy, SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Resolution 2026-09; Adopting Final Budget for FY 2027. 3-0

ii. Consideration of Resolution 2026-10; Levying O&M Assessments

> On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Resolution 2026-10; Levying O&M Assessments. 3-0

B. Consideration of Resolution 2026-11; Goals and Objectives

> On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board approved the Resolution 2026-11; Goals and Objectives. 3-0

C. Consideration of Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule

> On a MOTION by Mr. Murphy , SECONDED by Mr. Casellas-Gil, WITH ALL IN FAVOR, the Board approved the Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule as amended to be 5:00 p.m. 3-0

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of the Regular Meeting Minutes from July 2, 2026

> On a MOTION by Mr. Casaellas-Gil, SECONDED by Mr. Murphy, WITH ALL IN FAVOR, the Board approved July 7, 2026, Regular Meeting Minutes, for the Epperson Ranch II Community Development District. 3-0

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Review of Financials Snapshots

The report was tabled until the September 2026 meeting.

B. Field Inspection Reports

Mr. Hamilton presented the Field Inspection report to the Board.

C. Landscape Report

Mr. Soto will provide the landscape report to the Board.

D. Aquatic Maintenance Report

Mr. Riemensperger presented the aquatics report to the Board.

i. Consideration of Pond 7 Fountian Lighting Replacement Proposal

The Board tabled this proposal until the September 2026 meeting.

E. District Counsel

They are working on sponsorship resolutions.

F. District Engineer

No update.

G. District Manager

i. District Manager Report

Ms. Cole presented her report to the Board.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of Electrical Proposal

On a MOTION by Mr. Casellas-Gil, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board ratified the Electrical Proposal. 3-0

EIGHTH ORDER OF BUSINESS **Audience Comments**

None.

NINETH ORDER OF BUSINESS **Supervisor Requests**

Mr. Casellas-Gil discussed towing within the Epperson North Townhomes. Ms. Cole stated that she would meet with fencing vendors and provided the Board with an update regarding the landscape code enforcement issue.

TENTH ORDER OF BUSINESS **Adjournment**

On a MOTION by Mr. Murphy, SECONDED by Ms. Frank, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:09 p.m**.,** for the Epperson Ranch II Community Development District.

______________________________ ______________________________

Signature **Signature**

Epperson Ranch II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
EMT ELECTRIC INC	8/6/2026	26628EL	$8,777.00			electrican
FIELDSTONE LANDSCAPE SERVICES, LLC	8/4/2026	28418	$16,866.00			landscape
FIELDSTONE LANDSCAPE SERVICES, LLC	8/4/2026	28417	$130.35		$16,996.35	Irrigation Maintenance
GIG FIBER, LLC	8/1/2026	7691	$528.00			August 2026 -Solar Equipment Lease Meadow Ridge Pod C
GIG FIBER, LLC	8/1/2026	7690	$1,379.04			August 2026 -Solar Equipment Lease Meadow Ridge Pod
GIG FIBER, LLC	8/1/2026	7688	$742.56			August 2026 -Solar Equipment Lease
GIG FIBER, LLC	8/1/2026	7689	$1,326.00			August 2026 -Crystal Lagoon Phase 7 Street lights
GIG FIBER, LLC	8/1/2026	7687	$901.68			August 2026 -Solar Equipment Lease
GIG FIBER, LLC	8/1/2026	7684	$1,963.59			August -2026Solar Equipment Lease - Streetlights
GIG FIBER, LLC	8/1/2026	7685	$1,166.88			August 2026-Solar Equipment Lease
GIG FIBER, LLC	8/1/2026	7686	$795.60		$8,803.35	August 2026 -Solar Equipment Lease
INFRAMARK LLC	8/1/2026	186143	$5,666.67			August 2026 -DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2026	186143	$416.67			August 2026 -Assessment Roll
INFRAMARK LLC	8/1/2026	186143	$666.67			August 2026 -Dissemination Agent
INFRAMARK LLC	8/1/2026	186143	$1,250.00	$8,000.01	$8,000.01	August 2026 -Field services
KUTAK ROCK, LLP	7/28/2026	3779090	$171.50			June 2026 District Counsel
STEADFAST ALLIANCE	8/1/2026	SA-26698	$1,550.00			August 2026 Aquatic Maintenance
WATERGRASS CDD II	8/6/2026	04842	$125.00			August -2026 Meeting Room
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2219125	$62.15			electric
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2234992	$3,028.00			public lighting
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2350009	$180.02			electric
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2350078	$668.96			electric
WITHLACOOCHEE RIVER ELECTRIC	8/10/2026	081026-2350080	$192.17		$4,131.30	electric
Regular Services Subtotal			**$48,554.51**			
Additional Services						
EPPERSON RANCH II CDD	8/18/2026	081826-2020	$2,625.40			SERIES 2020 FY26 DS
EPPERSON RANCH II CDD	8/18/2026	081826-2018	$3,216.26		$5,841.66	SERIES 2018 A-1 FY26 DS
Additional Services Subtotal			**$5,841.66**			

Epperson Ranch II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$54,396.17**			

EMT Electric Inc

1282 Dupont Court
Manteca California 95336

INVOICE

Epperson Ranch II CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Details	Description of Serviice	Amount
	Electrical work (100% of contract)	8,777.00

Invoice Date

8/6/26

Invoice Number

26628EL

Project Location

8819 Bower Bass Cir
Wesley Chapel South, Fl 33545

P. O. Number

K. Cole

EMT Job Number

26-628EL 8624 Bower Bass Cir

Terms of Payment

Net 30

Total Amount Due **$8,777.00**

If you have questions about this invoice or any others, please contact Monica@EMTelectric.com 209.823.1515 ext 303

Conditional Waiver & Release on Final Payment

California Civil Code #8136 (#3)

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

Identifying Information

Name of Claimant:	EMT Electric Inc
Name of Customer:	Epperson Ranch II CDD
Job Name	8819 Bower Bass Cir
Job Location	8819 Bowerf Bass Cir Wesley Chapel South , Fl 33545
Reputed Owner:	
Through Date:	8/31/2026

Conditional Waiver and Release

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

Maker of Check:	Epperson Ranch II CDD
Amount of Check:	$8,777.00
Check Payable to:	EMT Electric Inc.

Exceptions

This document does not affect any of the following:
Disputed claims for extras in the amount of: $ 0.00 (zero)

Signature

Claimant's Signature: M. Murdoch Monica Murdoch-Acntg Manager Date 08/06/26

EMT Job # 26-628EL

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28418
Invoice Date	08/04/26
Payment Terms	Net 30
PO Number	
Sales Rep	Shane Wumkes

Bill To

Epperson Ranch II Community Development
District c/o
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2026 New August 2026				**$16,866.00**

Subtotal:	$16,866.00
Sales Tax:	$0.00
Invoice Total:	**$16,866.00**
Credits/Payments:	
Balance Due:	**$16,866.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$16,996.35	$0.00	$0.00	$0.00	$0.00

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28417
Invoice Date	08/04/26
Payment Terms	Net 30
PO Number	
Sales Rep	Shane Wumkes

Bill To

Epperson Ranch II Community Development District c/o
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Description	Qty / UOM	Rate	Ext. Price	Amount
Landscape Management Contract 2026 New				
IRR - Pre-Approved Repairs - 07/31/2026				$130.35
Labor - 07/31/26	1.24 Hrs	$80.00	$99.20	
Cap-1/2" Slip	2.00 ea	$0.90	$1.80	
Drip- Coupler	3.00 ea	$0.48	$1.43	
Funny- 1/2" Mptxbarb	2.00 ea	$0.50	$0.99	
Hunter PRO Nozzle 12' Radius Adjustable Arc	6.00 ea	$2.55	$15.32	
Pop up- spray hunter 6' no side	2.00 ea	$5.80	$11.60	

Subtotal:	$130.35
Sales Tax:	$0.00
Invoice Total:	**$130.35**
Credits/Payments:	
Balance Due:	**$130.35**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$16,996.35	$0.00	$0.00	$0.00	$0.00

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7691
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$528.00

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - Meadow Ridge Pod C_August 2026	10	$52.80	$528.00

Subtotal	$528.00
Total	$528.00
Payments:	$0.00

Amount Due: $528.00

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:	Epperson Ranch II CDD inframarkcms@payableslockbox.com (813) 382-7355 1540 International Parkway Suite 2000 Lake Mary, FL 32746	**Invoice #**	7690
		Date	Aug 1, 2026
		Due Date	Aug 30, 2026
		Amount Due:	$1,379.04

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - Meadow Ridge Pod A_August 2026	26	$53.04	$1,379.04

Subtotal	$1,379.04
Total	$1,379.04
Payments:	$0.00

Amount Due: $1,379.04

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7688
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$742.56

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 6-2_August 2026	14	$53.04	$742.56

Subtotal	$742.56
Total	$742.56
Payments:	$0.00

Amount Due: $742.56

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7689
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$1,326.00

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - Crystal Lagoon Phase 7_August 2026	25	$53.04	$1,326.00

Subtotal	$1,326.00
Total	$1,326.00
Payments:	$0.00

Amount Due: $1,326.00

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7687
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$901.68

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 6-1_August 2026	17	$53.04	$901.68

Subtotal	$901.68
Total	$901.68
Payments:	$0.00

Amount Due: $901.68

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:	Epperson Ranch II CDD	**Invoice #**	7684
	inframarkcms@payableslockbox.com	**Date**	Aug 1, 2026
	(813) 382-7355	**Due Date**	Aug 30, 2026
	1540 International Parkway	**Amount Due:**	$1,963.59
	Suite 2000		
	Lake Mary, FL 32746		

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 4_August 2026	37	$53.07	$1,963.59

Subtotal	$1,963.59
Total	$1,963.59
Payments:	$0.00

Amount Due: $1,963.59

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:	Epperson Ranch II CDD inframarkcms@payableslockbox.com (813) 382-7355 1540 International Parkway Suite 2000 Lake Mary, FL 32746	**Invoice #** **Date** **Due Date** **Amount Due:**	7685 Aug 1, 2026 Aug 30, 2026 $1,166.88

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 5-1_August 2026	22	$53.04	$1,166.88

Subtotal	$1,166.88
Total	$1,166.88
Payments:	$0.00

Amount Due: $1,166.88

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

streetleaf

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Epperson Ranch II CDD
inframarkcms@payableslockbox.com
(813) 382-7355
1540 International Parkway
Suite 2000
Lake Mary, FL 32746

Invoice #	7686
Date	Aug 1, 2026
Due Date	Aug 30, 2026
Amount Due:	$795.60

Item	Quantity	Price	Amount
Solar Equipment Lease Epperson Ranch II CDD - 5-2_August 2026	15	$53.04	$795.60

Subtotal	$795.60
Total	$795.60
Payments:	$0.00

Amount Due: $795.60

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186143	8/1/2026
CUSTOMER ID	**NET TERMS**
C7531	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

Epperson Ranch II CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	666.67		666.67
District Management	1	Ea	5,666.67		5,666.67
Field Services	1	Ea	1,250.00		1,250.00
Subtotal					**8,000.01**

Subtotal	$8,000.01
Tax	$0.00
Total Due	$8,000.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

K U T A K   R O C K   L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

July 28, 2026

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3779090
Client Matter No. 60423-1
Notification Email: eftgroup@kutakrock.com

Epperson Ranch II CDD
c/o Inframark
313 Campus Street
Celebration, FL 64747

Invoice No. 3779090
60423-1

Re: General Counsel

For Professional Legal Services Rendered

06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/23/26	J. Daly	0.40	80.00	Coordinate response to auditor letter
06/23/26	K. Magee	0.20	61.00	Review and respond to correspondence regarding annual audit report

TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED $171.50

TOTAL CURRENT AMOUNT DUE $171.50

Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
8/1/2026	SA-26698

Please make all Checks payable to:
Steadfast Alliance

Bill To

Epperson Ranch II CDD
C/O Inframark
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Ship To

SM1003
Epperson Ranch II CDD
31885 Overpass Road
Wesley Chapel, FL 33545

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
OM-E2-016				Net 30	SM1003E Epperson Ranch ll CDD

Quantity	Description	Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.	1,550.00		1,550.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	$1,550.00
Payments/Credits	$0.00
Balance Due	$1,550.00

Watergrass CDD2

INVOICE

32711 Windelstraw Dr
Wesley Chapel FL 33545
Phone: 813-907-0256 clubhouse@watergrass2cdd.com

INVOICE # 04842
DATE: 08/06/2026

TO:
Epperson Ranch II CDD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	August Meeting Room Rental 08/06/2026	125.00	125.00
		SUBTOTAL	**125.0**
		SALES TAX	0
		TOTAL DUE	125.00

Make all checks payable to Watergrass CDD2
If you have any questions concerning this invoice, contact Sarah Schmidt sarah.schmidt@inframark.com

WATERGRASS CLUB

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2219125**	Cycle	05
Meter Number	340756303		
Customer Number	20052901		
Customer Name	EPPERSON RANCH II CDD		

Bill Date	**08/10/2026**
Amount Due	**62.15**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 31784 BISCAYNE LAGOON DR
Service Description ENTRANCE FOUNTAIN
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	9668	08/05	9821		0.24		153

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	5
Jul 2026	34	5
Aug 2025	33	151

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		64.35
Payment	64.35CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 153 KWH @ 0.06090	9.32	
Fuel Adjustment 153 KWH @ 0.05000	7.65	
FL Gross Receipts Tax	1.44	
State Tax	4.00	
Pasco County Tax	0.58	
Total Current Charges		62.15
Total Due Please Pay		62.15

2 0 0 5 2 9 0 1

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

RECEIVED
AUG 14 2025
BY

District: OP05

31 9 - 9892
2219125 **OP05**
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**09/02/2026**
TOTAL CHARGES DUE	**62.15**
Total Charges Due After Due Date	**67.15**

000221912500000621500000671507

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2234992**	Cycle	05
Meter Number			
Customer Number	20052901		
Customer Name	EPPERSON RANCH II CDD		

Bill Date	**08/10/2026**
Amount Due	**3,028.00**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address	PUBLIC LIGHTING
Service Description	PUBLIC LIGHTING
Service Classification	Public Lighting

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Period	Days	Average kWh Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		3,028.00
Payment	3,028.00CR	
Balance Forward		0.00
Poles(QTY 51)	2,805.00	
State Tax	194.95	
Pasco County Tax	28.05	
Total Current Charges		3,028.00
Total Due — Please Pay		3,028.00

2 0 0 5 2 9 0 1

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Lights/Poles	Type/Qty	
	998	51

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2234992 OP05
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/02/2026
TOTAL CHARGES DUE	**3,028.00**
Total Charges Due After Due Date	3,073.42

000223499200030280000030734202

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2350009**	Cycle	05
Meter Number	69247019		
Customer Number	20052901		
Customer Name	EPPERSON RANCH II CDD		

Bill Date	**08/10/2026**
Amount Due	**180.02**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 8819 BOWER BASS CIR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	90604	08/05	91717				1113

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	37
Jul 2026	34	46
Aug 2025	33	44

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

2 0 0 5 2 9 0 1

Previous Balance		233.42
Payment	233.42CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,113 KWH @ 0.06090	67.78	
Fuel Adjustment 1,113 KWH @ 0.05000	55.65	
FL Gross Receipts Tax	4.17	
State Tax	11.59	
Pasco County Tax	1.67	
Total Current Charges		180.02
Total Due	Please Pay	180.02

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2350009 OP05
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/02/2026
TOTAL CHARGES DUE	**180.02**
Total Charges Due After Due Date	185.02

000235000900001800200001850206

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**2350078**	Cycle	05
Meter Number	40526892		
Customer Number	20052901		
Customer Name	EPPERSON RANCH II CDD		

Bill Date	**08/10/2026**
Amount Due	**668.96**
Current Charges Due	**09/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 8630 BOWER BASS CIR
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	76450	08/05	81545				5095

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	170
Jul 2026	34	204
Aug 2025	33	95

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

2 0 0 5 2 9 0 1

Previous Balance		895.23
Payment	895.23CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5,095 KWH @ 0.06090	310.29	
Fuel Adjustment 5,095 KWH @ 0.05000	254.75	
FL Gross Receipts Tax	15.49	
State Tax	43.07	
Pasco County Tax	6.20	
Total Current Charges		668.96
Total Due — Please Pay		668.96

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2350078 OP05
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/02/2026
TOTAL CHARGES DUE	**668.96**
Total Charges Due After Due Date	678.99

000235007800006689600006789904

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	2350080	Cycle	05
Meter Number	33116732		
Customer Number	20052901		
Customer Name	EPPERSON RANCH II CDD		

Bill Date	08/10/2026
Amount Due	192.17
Current Charges Due	09/02/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 8959 BOWER BASS CIR

Service Classification General Service Non-Demand

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	72491	08/05	73703				1212

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	30	40
Jul 2026	34	37
Aug 2025	33	0

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

2 0 0 5 2 9 0 1

Previous Balance		198.05
Payment	198.05CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 1,212 KWH @ 0.06090	73.81	
Fuel Adjustment 1,212 KWH @ 0.05000	60.60	
FL Gross Receipts Tax	4.45	
State Tax	12.37	
Pasco County Tax	1.78	
Total Current Charges		192.17
Total Due — Please Pay		192.17

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/10/2026

Use above space for address change ONLY.

District: OP05

2350080 OP05
EPPERSON RANCH II CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/02/2026
TOTAL CHARGES DUE	**192.17**
Total Charges Due After Due Date	197.17

00023500800000192170000197170 5

CHECK REQUEST FORM

District Name:	**Eppersonal Ranch II**
Date:	18-Aug-26
Invoice Number:	081826-2020
Please issue a check to:	
Vendor Name:	Eppersonal Ranch II c/o US Bank
Vendor No.:	V00015
Check amount:	$2,625.40
Please cut check from Acct. #:	Valley Bank #7209
Please code to:	**201.13200.1000**
Check Description/Reason:	Xfr FY26 Special Assessments received.
Mailing instructions:	Please Fed Ex with letter to Trustee at US Bank.
Due Date for Check:	Please include in next batch. Thank you!
Requestor:	Elizabeth Coons
Manager's Approval:	Natasha Simoni
Date:	18-Aug-26

Eppersonal Ranch II
Community Development District
2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
Coral Springs, Florida 33071
(954) 753-6836

August 18, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: FY 2026 Special Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of ***$2,625.40***
representing FY26 Distribution collected for Eppersona Ranch II CDD.

Please deposit these funds in the following Revenue Accounts

Acct# 248799000	2020 Revenue Account	$2,625.40
		$2,625.40

Should you have any questions, please contact the District's Accountant at (954) 753-4452.

Sincerely,

Eppersonal Ranch II
Community Development District

Elizabeth Coons

District Accountant

CHECK REQUEST FORM

District Name:	Eppersonal Ranch II
Date:	18-Aug-26
Invoice Number:	081826-2018
Please issue a check to:	
Vendor Name:	Eppersonal Ranch II CDD c/o US Bank
Vendor No.:	V00015
Check amount:	$3,216.26
Please cut check from Acct. #:	Valley Bank #7209
Please code to:	**200.103200.1000**
Check Description/Reason:	Xfr FY26 Special Assessments received.
Mailing instructions:	Please Fed Ex with letter to Trustee at US Bank.
Due Date for Check:	Please include in next batch. Thank you!
Requestor:	Elizabeth Coons
Manager's Approval:	Nacadra Simone
Date:	18-Aug-26

Eppersonal Ranch II
Community Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida, Florida 33607
(813) 873-7070

August 18, 2026

U.S. Bank N.A. - CDD
Lockbox Services 12-2657
EP-MN-01LB
1200 Energy Prk Drive
St. Paul, MN 55108

Re: FY-2026 Special Assessment Collections

To Whom It May Concern:

Enclosed please find a check in the amount of ***$3,216.26***
representing FY26 Distribution collected for Eppersona Ranch IIEpp

Please deposit these funds in the following Revenue Accounts

Acct# 222355000	2018-A-1	Revenue Account	$	3,216.26
				$3,216.26

Should you have any questions, please contact the District's Accountant at (954) 753-4452.

Sincerely,

Eppersonal Ranch II
Community Development District

Elizabeth Coons

District Accountant

EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
July 31, 2026

- **Current Cash Balances:**
  - Bank United Operating: $54,642.77
  - Valley Bank MM: $681,966.03

- **Assessment collections:**
  - We are 99.5% fully collected on the tax roll

- **Expenses:**
  - Current expenses make up 60.83% of the annual budget through the end of July 2026
  - Total expenses for the first 10 months are estimated at approximately $578,989 This amount may change once the July financial statements are finalized. The figure provided is an estimate because the July financials have not yet been completed.

EPPERSON RANCH II
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 31, 2026

- **Current Cash Balances:**
  - o Bank United Operating: $97,605.78
  - o Valley Bank MM: $584,124.91

- **Assessment collections:**
  - o We are 99.5% fully collected on the tax roll

- **Expenses:**
  - o Current expenses make up 68.69% of the annual budget through the end of August 2026
  - o Total expenses for the first 11 months are estimated at approximately $653,810. This amount may change once the August financial statements are finalized. The figure provided is an estimate because the August financials have not yet been completed.

Epperson Ranch II CDD August 2026

Field Inspection Report

Wednesday, August 19 2026

Prepared For Board Of Supervisors

16 Issues Identified

16 Issues Incomplete

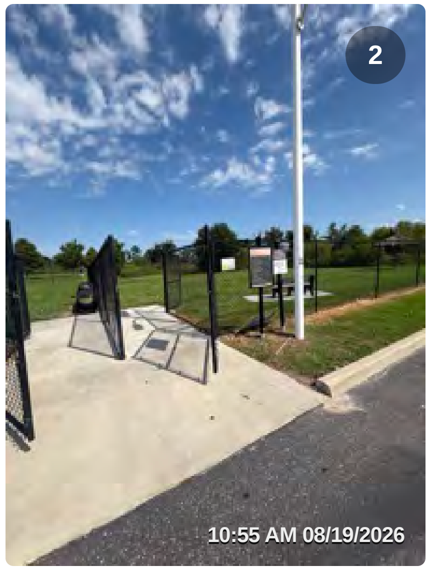
Nikk Hamilton

Inframark

Issue 1
Assigned To: Fieldstone

Location: Dog Park

Observation: Debris was observed at the dog park and requires removal.



Issue 2
Assigned To: Maintenance

Location: Dog Park

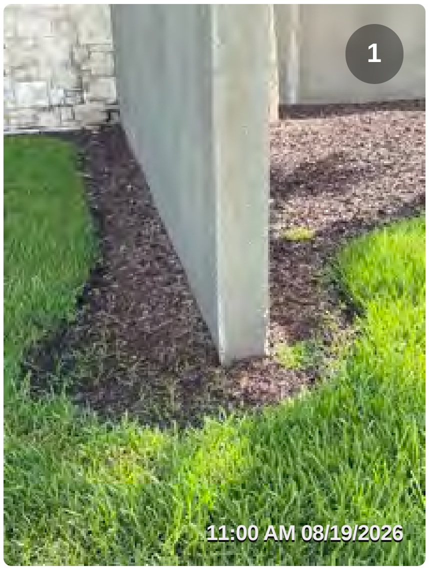
Observation: Gaps were observed along the bottom of the fence.

Issue 3

Assigned To: Fieldstone

Location: Overpass Road Entrance

Observation: Continue treatment of the monument beds for weeds.

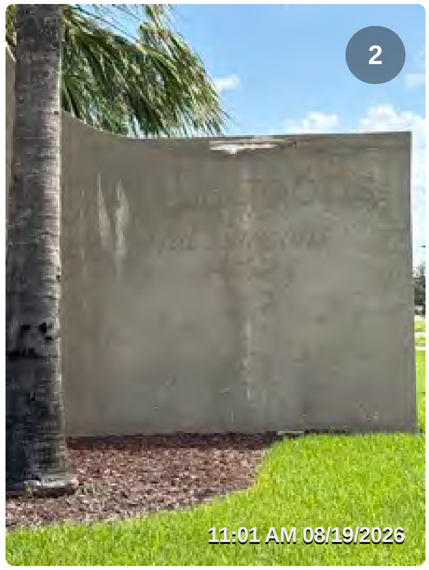


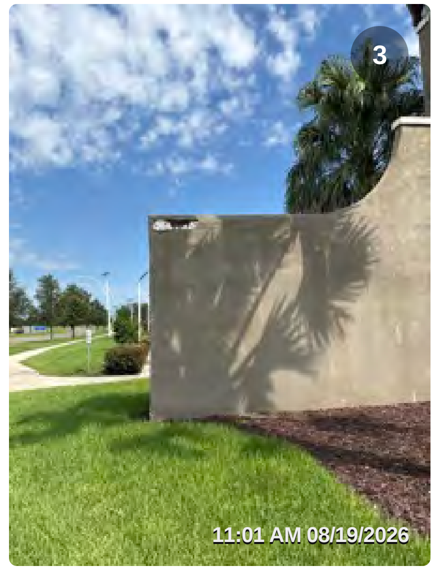
Issue 4

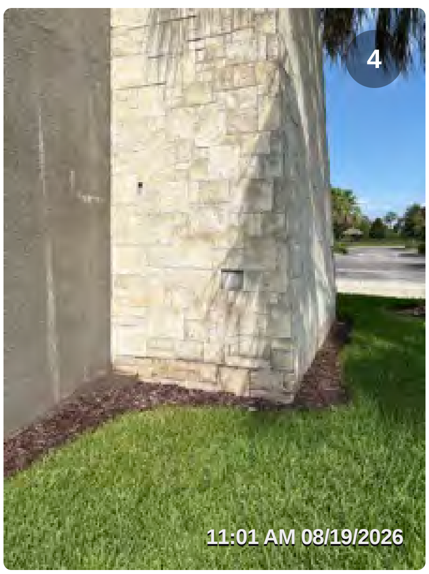
Assigned To: Maintenance

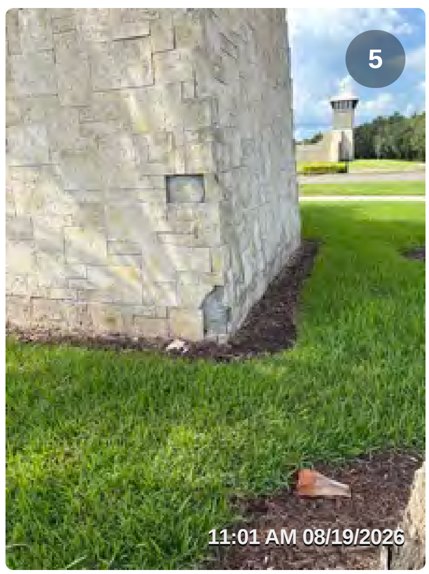
Location: Epperson II Monument – Outbound Lane

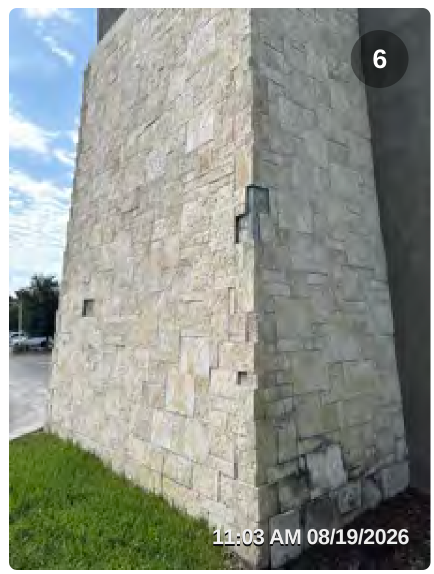
Observation: Damage was observed to the Epperson II monument.











Issue 5

Assigned To: Maintenance

Location: Epperson II Monument – Inbound Lane

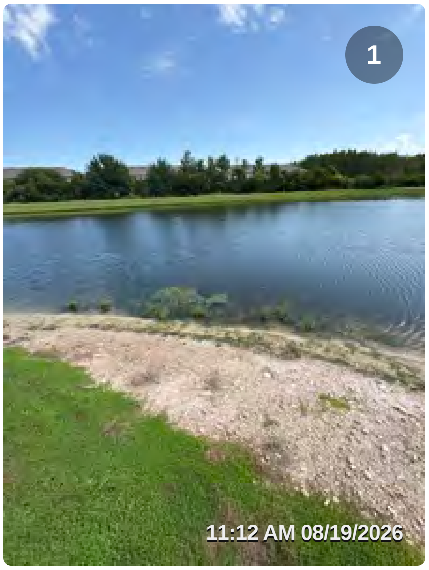
Observation: Damage was observed to the Epperson II monument.

Issue 6

Assigned To: Steadfast

Location: Pond 11

Observation: An algae bloom and submerged weeds were observed and require treatment.

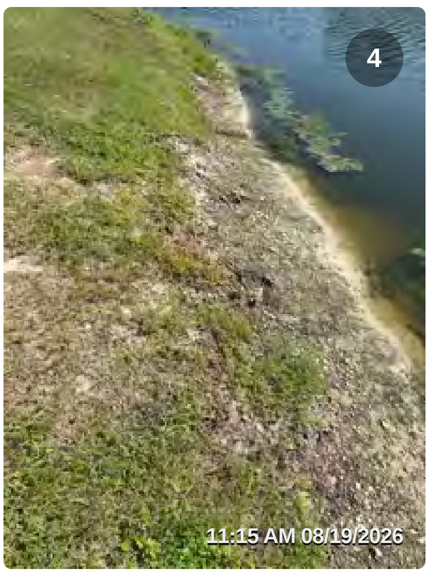


Issue 7

Assigned To: Board

Location: Pond 11

Observation: The current condition of the washout was noted for monitoring.

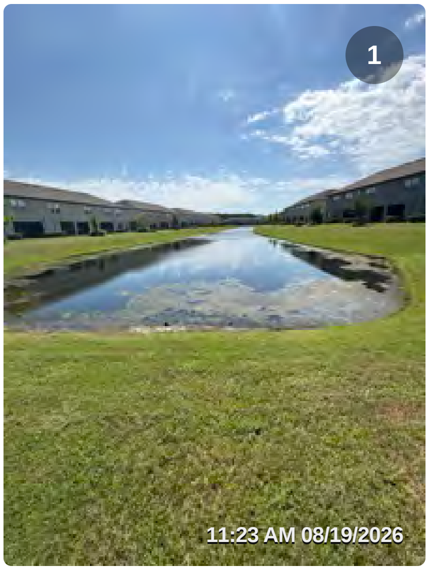


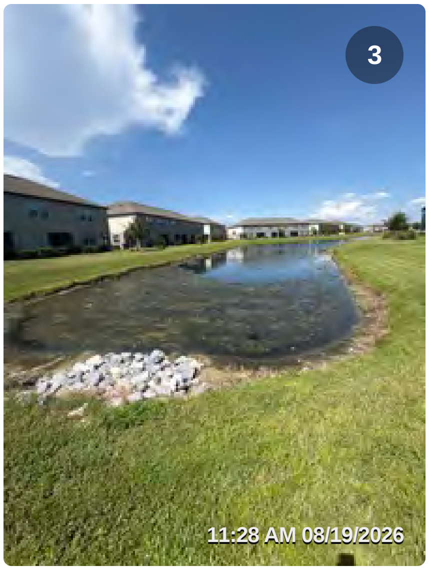
Issue 8

Assigned To: Steadfast

Location: Pond 10

Observation: An algae bloom was observed and requires treatment.



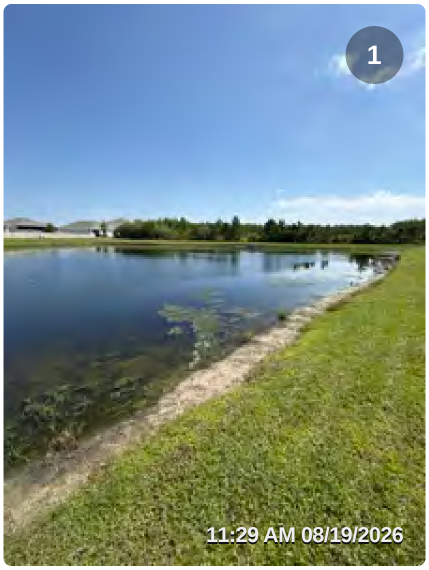


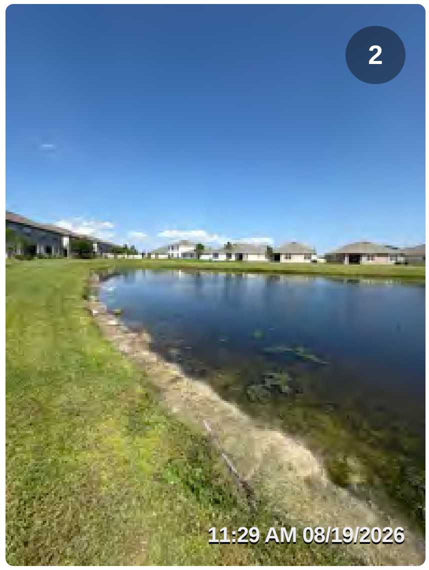
Issue 9

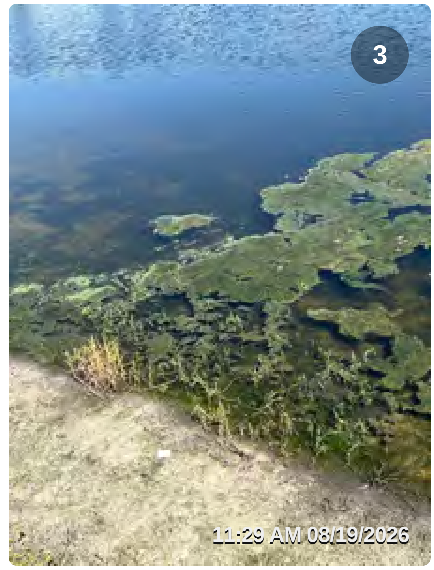
Assigned To: Steadfast

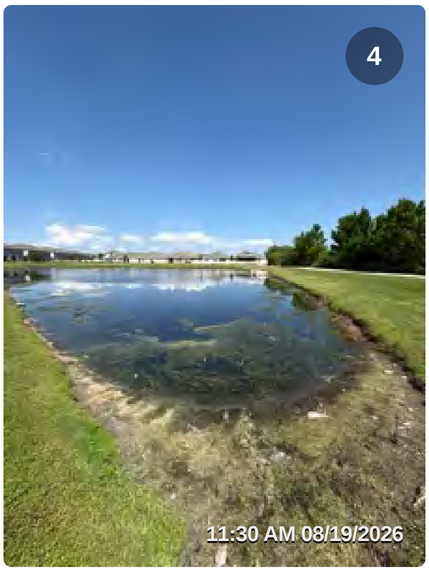
Location: Pond 9

Observation: An algae bloom, submerged weeds, and debris were observed. The algae bloom and submerged weeds require treatment, and the debris requires removal.







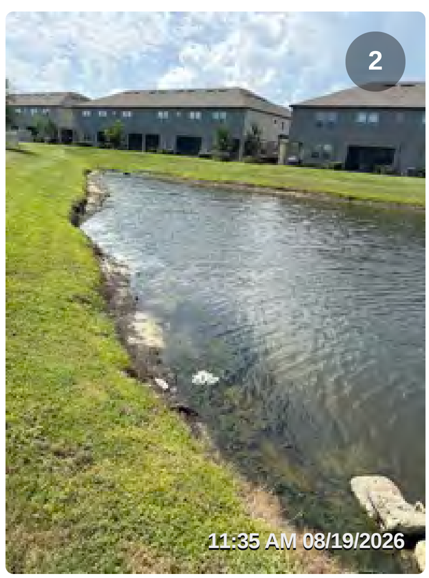


Issue 10

Assigned To: Steadfast

Location: Pond 8

Observation: A minor algae bloom was observed and requires treatment.

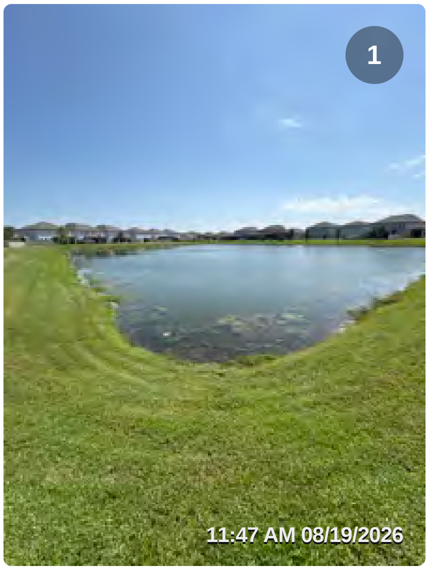


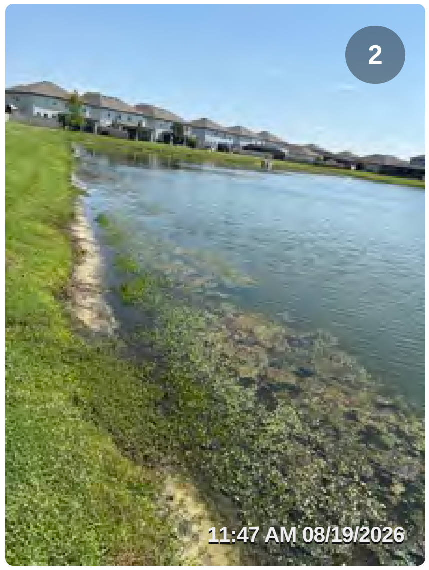
Issue 11

Assigned To: Steadfast

Location: Pond 2

Observation: An algae bloom and submerged weeds were observed and require treatment.



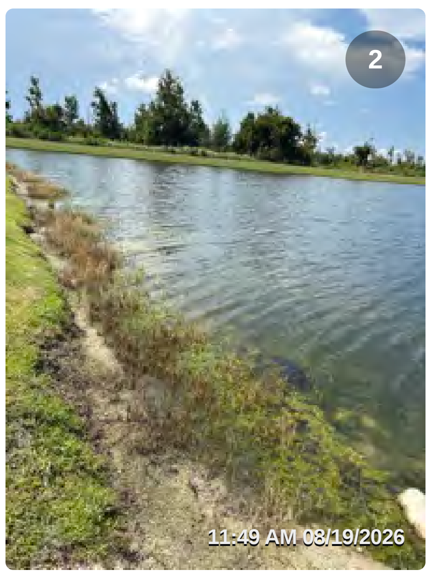


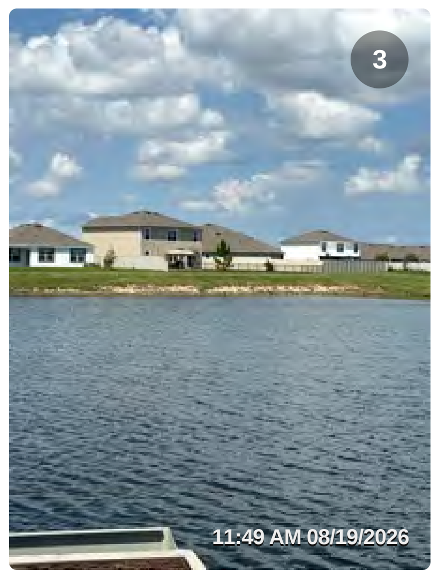
Issue 12

Assigned To: Steadfast

Location: Pond 1

Observation: A minor algae bloom was observed and requires treatment.



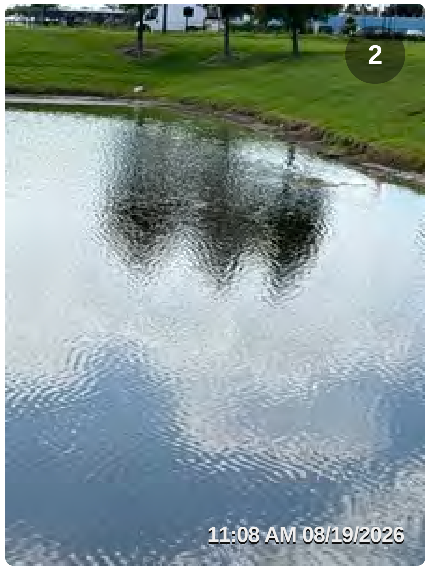


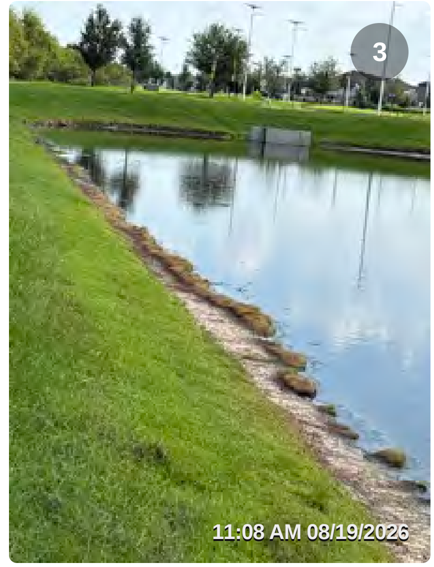
Issue 13

Assigned To: Steadfast

Location: Pond 12

Observation: A minor algae bloom was observed and requires treatment.





Issue 14

Assigned To: Steadfast

Location: Pond 13

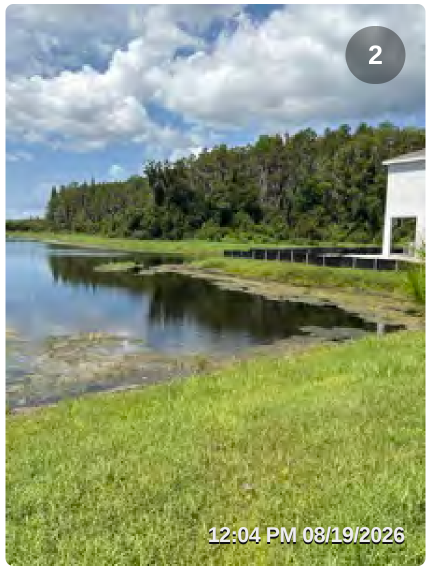
Observation: An algae bloom was observed and requires treatment.

Issue 15

Assigned To: Steadfast

Location: Pond 16

Observation: An algae bloom was observed and requires treatment.

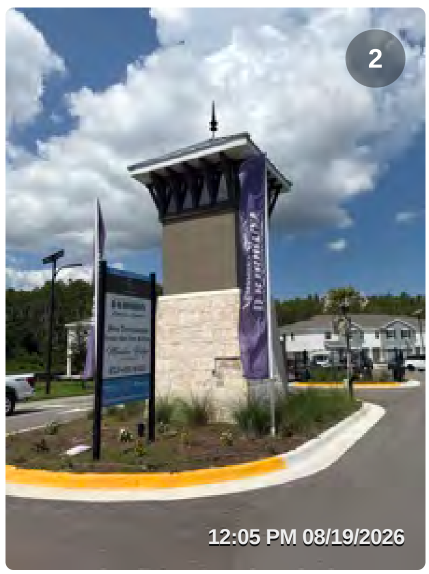


Issue 16

Assigned To: Maintenance

Location: Swan Mist Way Monument/ Curly Road

Observation: Damage was observed to the monument.



Epperson Ranch II CDD September 2026

Field Inspection Report

Tuesday, September 15 2026

Prepared For Board Of Supervisors

24 Issues Identified

24 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

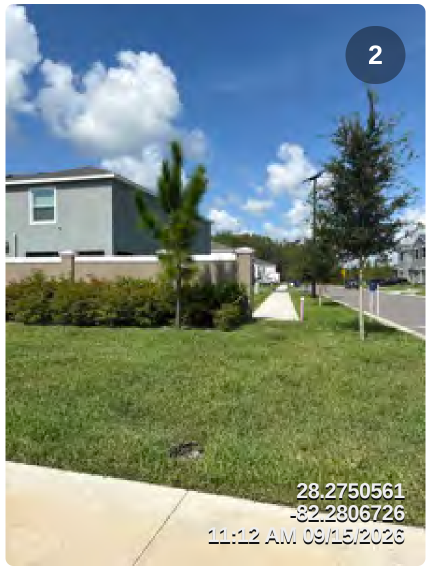
Assigned To: Fieldstone

Location:

Curly Road, in front of Welling Blade Loop

Observation:

Replace cover on irrigation box.



Issue 2

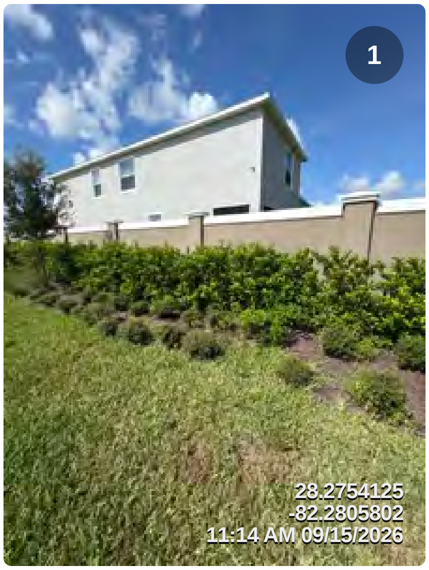
Assigned To: Fieldstone

Location:

Curly Road, in front of Welling Blade Loop

Observation:

Treat weeds and remove debris from landscape beds along the roadway.



Issue 3

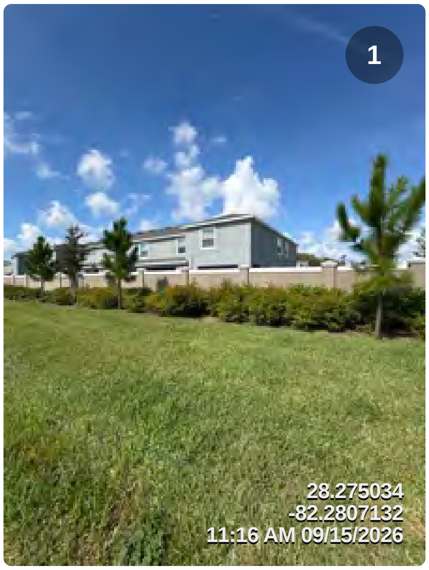
Assigned To: Fieldstone/ Board

Location:

Curly Road, in front of Welling Blade Loop

Observation:

Replace tree to maintain landscape continuity.



Issue 4

Assigned To: Fieldstone

Location:

Common area at Welling Blade Loop

Observation:

Prune suckers from trees throughout the common area.

Issue 5

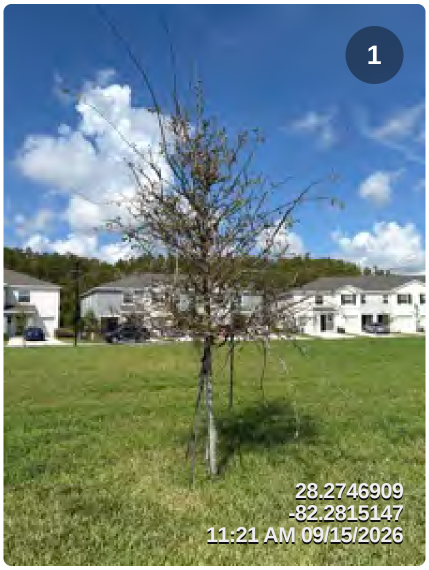
Assigned To: Fieldstone

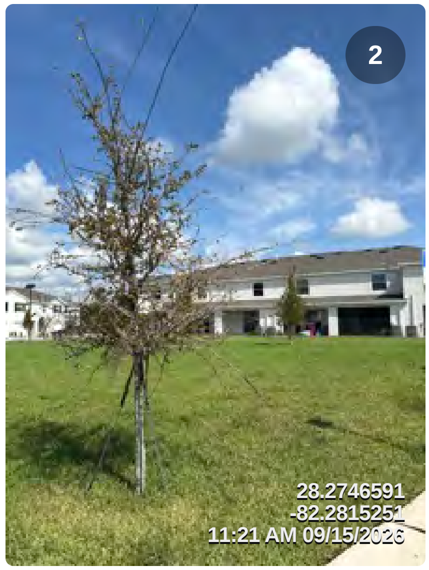
Location:

Near the mailbox kiosk on Welling Blade Loop

Observation:

Diagnose and treat the declining tree.





Issue 6

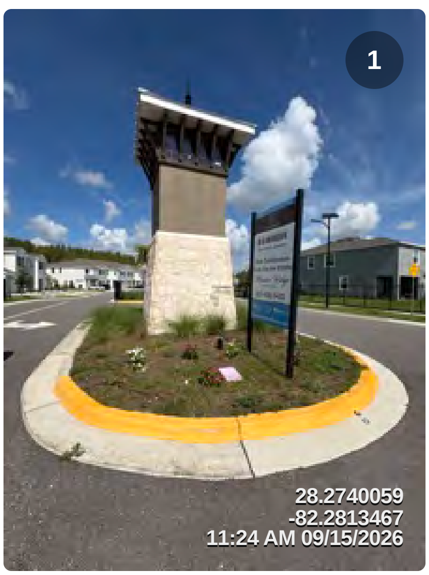
Assigned To: Fieldstone

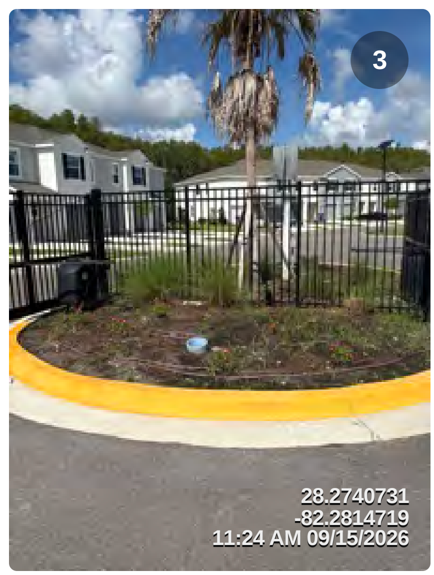
Location:

Monument and gate beds at Welling Blade Loop

Observation:

Treat weeds in the monument and gate beds.





Issue 7

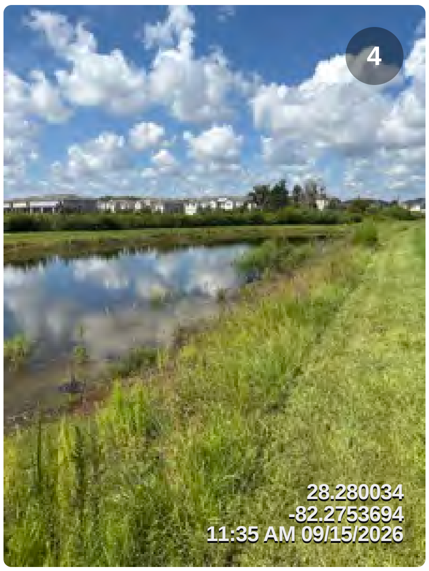
Assigned To: Boards

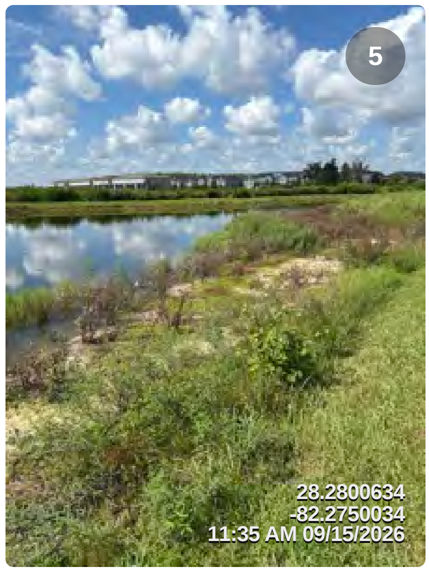
Location:

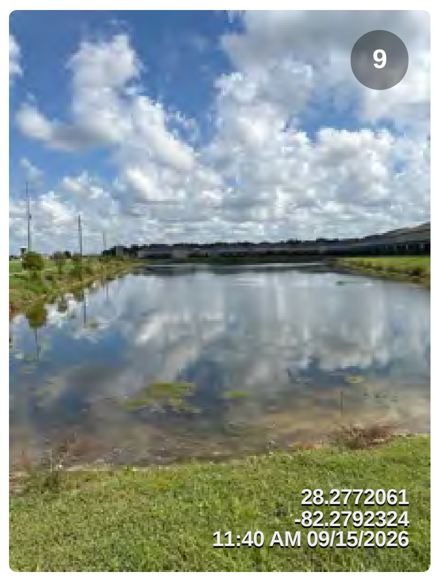
Ponds 18, 19, and 21

Observation:

Inquire about maintenance status and service needs for ponds 18, 19, and 21.







Issue 8

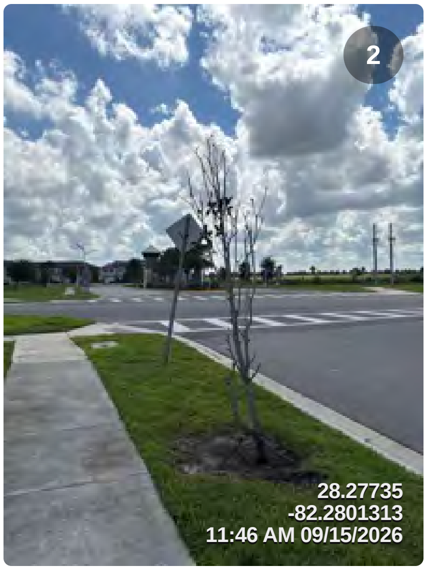
Assigned To: Fieldstone

Location:

Inbound lane of Turtle Grace Loop entrance

Observation:

Diagnose and treat the declining tree or remove it if necessary.



Issue 9

Assigned To: Fieldstone

Location:

Turtle Grace Loop median

Observation:

Noting current condition of turf.

Issue 10

Assigned To: Fieldstone

Location:

Median at Turtle Grace Loop entrance

Observation:

Treat weeds in the median beds.

Issue 11

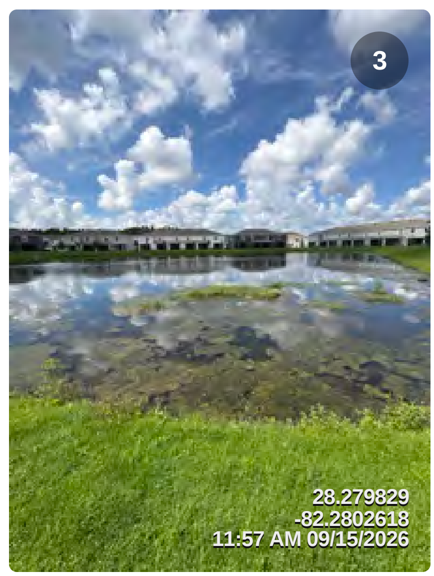
Assigned To: Steadfast

Location:

Pond 14

Observation:

Treat submerged weeds, algae bloom and remove debris.



Issue 12

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Remove and replace ornamental grass with the correct species.

Issue 13

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Remove and replace dead tree.

Issue 14

Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Remove vines from shrubbery and along the wall.

Issue 15

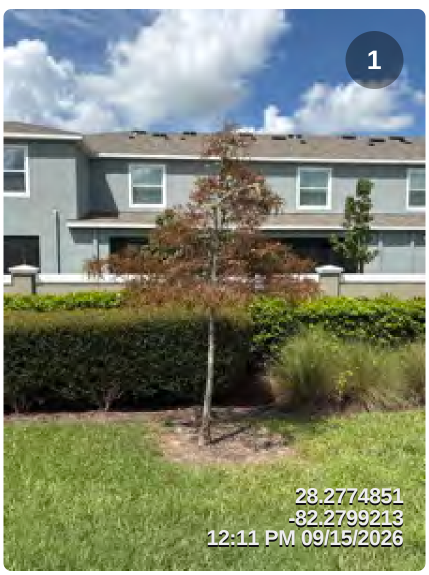
Assigned To: Fieldstone

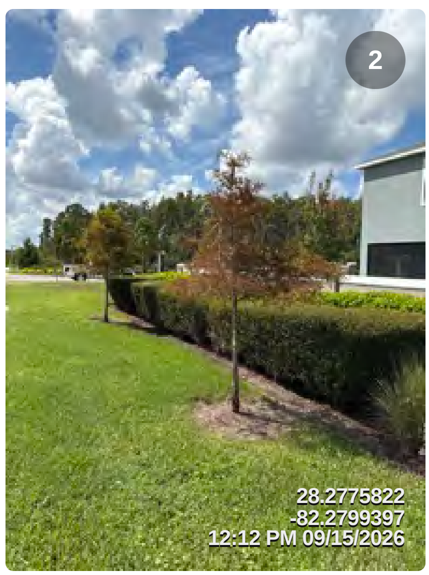
Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Diagnose and treat declining trees along the stretch outside of Turtle Grace Loop.





Issue 16

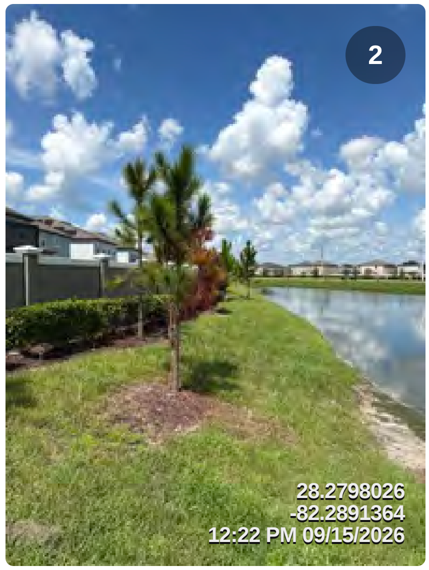
Assigned To: Fieldstone

Location:

Curly Road, in front of Turtle Grace Loop

Observation:

Diagnose and treat declining trees.



Issue 17

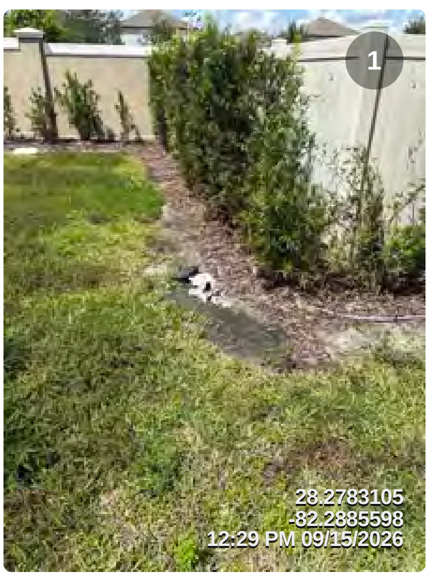
Assigned To: Fieldstone

Location:

Common area behind the mailbox kiosk on Bower Bass Circle

Observation:

Ensure debris is removed during each visit.



Issue 18

Assigned To: Fieldstone

Location:

East side of Epperson Blvd, near Bower Bass Circle

Observation:

Diagnose and treat declining turf.

Issue 19

Assigned To: Fieldstone

Location:

Along the wall near Pond 5

Observation:

Repair broken irrigation.


1
28.2805588
-82.2882218
12:37 PM 09/15/2026

2
28.2805383
-82.288219
12:38 PM 09/15/2026

3
28.2806233
-82.286919
12:40 PM 09/15/2026

4
28.2806118
-82.2868708
12:40 PM 09/15/2026

5
28.2806084
-82.2864848
12:41 PM 09/15/2026

6
28.2805997
-82.2865076
12:41 PM 09/15/2026

Issue 20

Assigned To: Fieldstone

Location:

Landscape bed near Pond 5

Observation:

Remove discarded plant and pot from the bed.

Issue 21

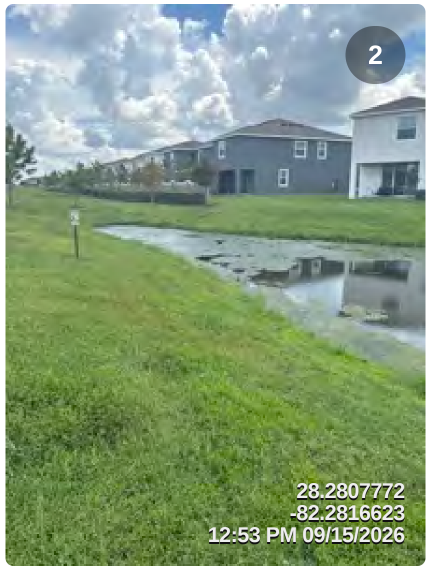
Assigned To: Steadfast

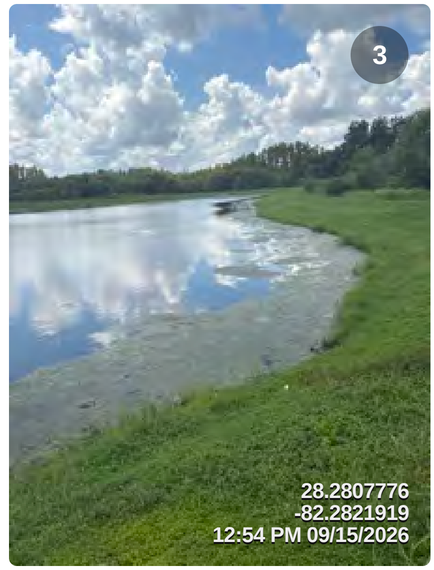
Location:

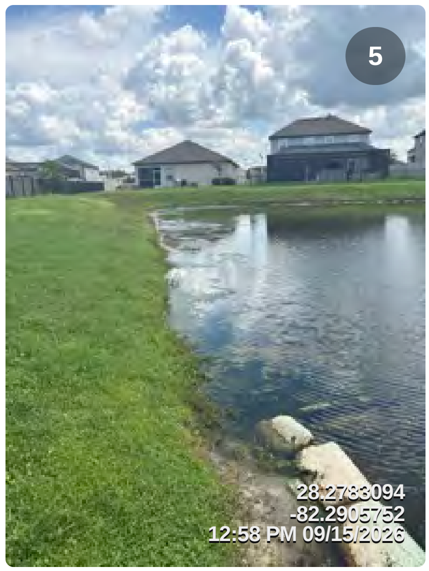
Ponds 1, 2, 3, 5, 10, 13, and 16

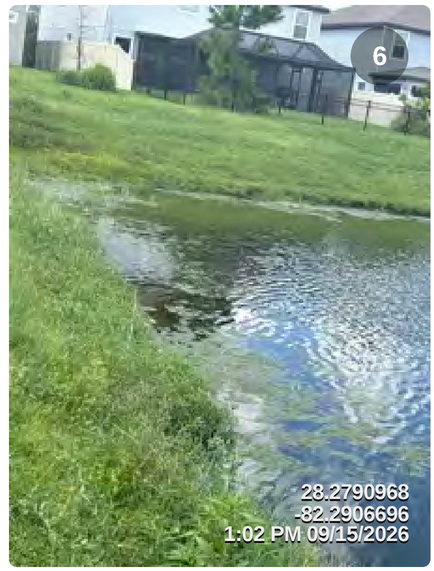
Observation:

Continue treatment for perimeter weeds and algae.









Issue 22

Assigned To: Board

Location:

Pond 5

Observation:

Noting washouts for continued monitoring.

Issue 23

Assigned To: Maintenance

Location:

Around pond 12

Observation:

Replace downed speed limit sign.

Issue 24

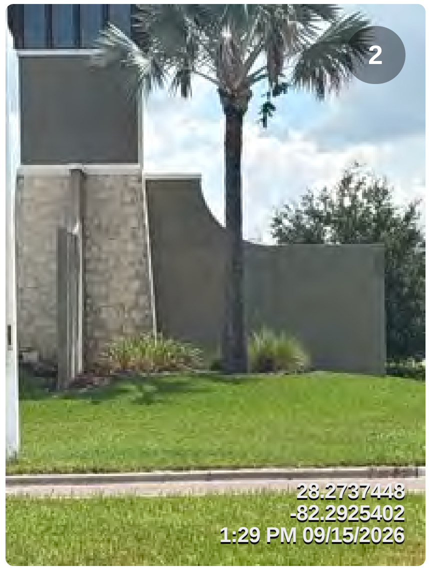
Assigned To: Fieldstone

Location:

Epperson monuments at Overpass Road entry

Observation:

Replace ornamental grasses at the outbound Epperson monument to match inbound Epperson monument.



ESTIMATE

EST-002348

Estimate Date: Aug 13, 2026
Expiry Date: Sep 10, 2026

FROM:
Tactical Pressure Washing & Paver Sealing
License: 113533
33501 Prospect Road
Dade City, FL, 33525
Email: david@tacticalpressurewashing.com
Phone: (813) 551-0966

TO:
Epperson Ranch 2 CDD
Attn: Alize Aninipot
313 Campus Street
Kissimmee, FL, 34747
Phone: (656) 207-2410

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Stucco Wall Power Wash (Elam Road, South Walls)	2000.00	$0.25	$0.00	No Tax	$500.00

2300 liner feet on Curley, 3650 on N side of Epperson, 2000 on S side of Epperson. 7950 total linear feet.

Low Pressure Softwash to remove organic stains and debris. Pre and post rinse hedge row to ensure no plant damage occurs.

Supply own water source.

Subtotal	$500.00
Grand Total ($)	$500.00

Accepted payment methods
Credit Card, Check, Cash, Venmo, Zelle

Message
We would be happy to have an opportunity to work with you.

Terms
Payment is due upon completion. Inclement weather may cause a scheduling delay and work will resume once weather clears. Project will be completed in one day.

Company:	Fieldstone Landscape	**Email:**	msoto@fieldstonels.com	**Created:**	Wed, 8/19/2026
Contact:	Mateo Soto	**Title:**	Epperson CDD sod replacement	**No. Items:**	4
Phone:	8135917310				

(1) 

30x10

Created: Wed, 8/19/2026

(2)

33x11

Created: Wed, 8/19/2026

(3)

30x7

Created: Wed, 8/19/2026

(4) 

120x25

Created: Wed, 8/19/2026

Proposal

Proposal Number	23347
Date	08/24/26
Sales Rep	Mateo Soto

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community
Development District
31885 Overpass Road
Wesley Chapel , FL 33545

Enhancement Proposal Sod replacement

Scope of Work:

Scope of Work

Fieldstone Landscape proposes to remove and replace the existing declining/damaged sod in the designated areas identified by the CDD.

The proposed work includes:

- Remove and dispose of existing damaged or declining turf from the designated areas.
- Prepare the existing soil by removing debris and performing necessary grading to provide a suitable surface for new sod.
- Supply and install approximately **3,873 square feet of new sod** in the identified areas.
- Properly install and secure the new sod to promote good soil contact and establishment.
- Adjust the surrounding area as needed to provide a clean transition between the new sod and existing landscape.
- Irrigate and water the newly installed sod as needed during installation to promote proper establishment.
- Clean up and remove all excess materials and debris upon completion.

Approximate Replacement Areas

- Area 1: 30' × 10' – approximately 300 sq. ft.
- Area 2: 33' × 11' – approximately 363 sq. ft.
- Area 3: 30' × 7' – approximately 210 sq. ft.
- Area 4: 120' × 25' – approximately 3,000 sq. ft.

Total Estimated Sod Replacement: 3,873 sq. ft.

Objective

The objective of this project is to restore the identified turf areas and provide a uniform, healthy appearance throughout the Epperson CDD property.

Subtotal:	$11,138.51
Total:	**$11,138.51**

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Property Name (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- Diligence: the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- Underground Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - Hardwood & Palm Trees: (6) Months
  - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
  - Sod: (30) Days
  - Seasonal Annual Flowers: (30) Days
- Irrigation/Drainage/Lighting: Contractor warrants the installation, workmanship, design, and materials employed in connection with the underground irrigation system for six (6) months following installation completion.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

____

Client Signature **Date**

Proposal

Proposal Number	23326
Date	08/24/26
Sales Rep	Mateo Soto

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

Customer Address

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

Property Address

Epperson Ranch II Community Development District
31885 Overpass Road
Wesley Chapel , FL 33545

MT - Maintenance Enhancement Proposal

Scope of Work:

Scope of Work

We propose to convert the existing non-functioning water fountain into a landscaped planting area. Due to drainage concerns within the existing fountain basin, a subsurface drainage system will be installed prior to adding planting soil and landscaping.

The proposed work includes:

- Install **4-inch perforated drainage pipe** within the existing fountain basin.
- Install washed drainage rock around the perforated pipe to provide proper water collection and movement.
- Install non-woven geotextile filter fabric to help prevent soil from entering and clogging the drainage system.
- Connect the drainage system to an appropriate existing drainage outlet, where available.
- Install solid drainage pipe as needed to provide a proper discharge point.
- Prepare the fountain basin for the installation of planting soil.
- Install suitable landscape planting soil to create the new planting area.
- Install the proposed landscape plants and irrigation system upon completion of the drainage work.
- Clean and restore the work area upon completion.

Objective

The purpose of this project is to provide a reliable drainage solution for the existing fountain basin before converting the area into a landscaped planting bed. Proper drainage will help prevent water from accumulating around the plant root zones and promote healthier landscape growth.

Subtotal:	$3,334.98
Total:	**$3,334.98**

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Property Name (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
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Procedure for Extra Work and Changes

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Material Tolerances

- Landscape: Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
  - Hardwood & Palm Trees: (6) Months
  - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
  - Sod: (30) Days
  - Seasonal Annual Flowers: (30) Days
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____

Client Signature **Date**

Date: September 03, 2026

Proposal #: 23395

FIELDSTONE LANDSCAPE

QUOTATION

Mailing Address	Job Address
Inframark	Epperson Ranch II Community Development District
313 Campus Street Celebration, FL 34747	31885 Overpass Road Wesley Chapel , FL 33545
Home Phone:	Business Phone:

Job Summary:

Proposal Description

Pasco County ROW Landscape Cutting – Epperson Blvd & Curley Rd

Provide labor and equipment to cut and maintain the designated **Pasco County-owned and maintained landscape areas** along Epperson Boulevard and Curley Road, as identified on the Epperson II Ownership and Maintenance Map.

Scope includes cutting overgrown vegetation within the designated areas and removing all landscape debris generated from the work upon completion.

Exclusions: Areas currently being maintained by others, Epperson II CDD-owned/maintained areas, Metro Development-owned/maintained areas, environmentally sensitive areas, and the area along Curley Road adjacent to Pond 16 that remains under Metro Development maintenance.

General Cleanup			**$5,404.16**
Quantity	**Description**	**Unit**	
		Quote Total:	**$5,404.16**

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Epperson Ranch II Community Development District (Client)** agree to services, conditions, materials, and total dollar amount.
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Signature: Kristee Cole **Date:** 9.3.26

Inframark

This was approved outside of a meeting due to the code enforcement warning, approved per the Chair and District Counsel.

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Epperson II CDD

Inspection Date:

8/25/2026 10:46 AM

Prepared by:

Kevin Riemensperger

Aquatics Division Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM

813-836-7940

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving


Comments:

Small amounts of surface filamentous algae on the perimeter. Technician to address on the upcoming site visit. The fountain was down, the technician will investigate during the site visit as well.

WATER: X Clear Turbid Tannic
ALGAE: N/A X Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 10

Condition: Excellent ✓Great Good Poor Mixed Condition Improving


Comments:

Surface filamentous algae is present in small amounts along the perimeter and is collecting on the east bank. The technician has been notified for the next service date.

WATER: X Clear Turbid Tannic
ALGAE: N/A X Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 11

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving

Comments:

Small amounts of surface filamentous algae present along the perimeter. Additionally, the north bank sees some planktonic algae activity. Copper treatments will suppress both types of algal growth.

WATER: ✗ Clear Turbid Tannic

ALGAE: N/A ✗ Subsurface Filamentous Surface Filamentous ✗ Planktonic Cyanobacteria

GRASSES: N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 12

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

Routine maintenance and monitoring will continue here.

WATER: ✗ Clear Turbid Tannic

ALGAE: ✗ N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria

GRASSES: ✗ N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 13

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

A moderate amount of surface filamentous algae is forming along the perimeter of the pond, and in the apex of the east corner. This seasonal growth will be addressed via copper treatments during the upcoming maintenance event.

WATER: ✗ Clear Turbid Tannic
ALGAE: N/A ✗ Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: ✗ N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 14

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Surface filamentous algae is blooming in this pond. Seasonal algal blooms like this can form rapidly in sunny summer weather. The technician has been advised to treat this, as well as other ponds, to curtail the algal growth here.

WATER: ✗ Clear Turbid Tannic
ALGAE: N/A ✗ Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: ✗ N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 15

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Planktonic algae is noted within the pond, while a few patches of surface filamentous growth are present on the south corner. The technician will disperse copper to address these during the next maintenance event.

WATER: Clear X Turbid Tannic

ALGAE: N/A X Subsurface Filamentous Surface Filamentous

X Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

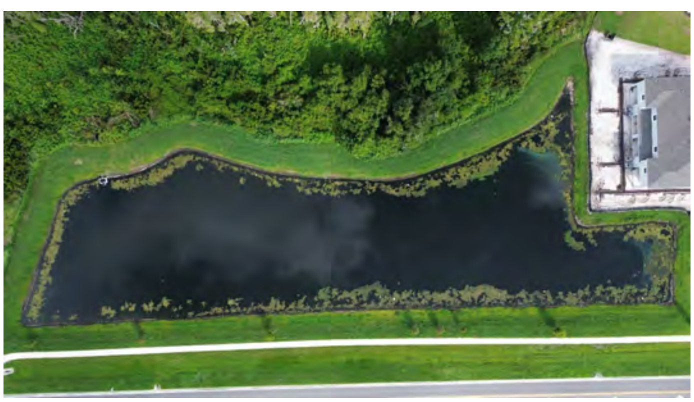
NUISANCE SPECIES OBSERVED:

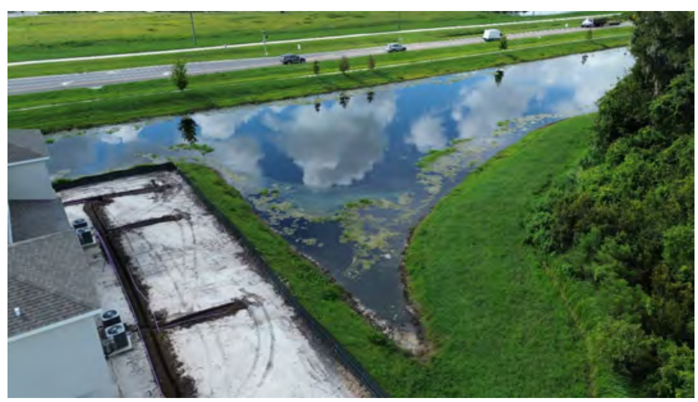
X Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush X Other: Primrose willow

SITE: 16

Condition: Excellent Great Good ✓Poor Mixed Condition Improving





Comments:

Surface filamentous algae and some grasses are present along the whole perimeter. This pond's proximity to a major roadway, as well as an active construction site is inflaming algal activity here. This problem pond will be the technician's first stop during the upcoming maintenance event.

WATER: X Clear Turbid Tannic

ALGAE: N/A X Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A X Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

X Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 17

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

Small amounts of filamentous algae are present in this pond. To be addressed during the next site visit.

WATER: ☒ Clear ☐ Turbid ☐ Tannic
ALGAE: ☐ N/A ☒ Subsurface Filamentous ☐ Surface Filamentous ☒ Planktonic ☐ Cyanobacteria
GRASSES: ☒ N/A ☐ Minimal ☐ Moderate ☐ Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 18

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

Beyond the baseline turbidity, nothing is amiss with this pond.

WATER: ☐ Clear ☒ Turbid ☐ Tannic
ALGAE: ☒ N/A ☐ Subsurface Filamentous ☐ Surface Filamentous ☐ Planktonic ☐ Cyanobacteria
GRASSES: ☒ N/A ☐ Minimal ☐ Moderate ☐ Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY

✓ 87

Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds.
We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Algal growth is prevalent throughout the community in varying amounts. Most ponds feature small baseline amounts of growth, typical; for summer conditions. However, there are a few which feature moderate growth, in need of treatment. Due to recent weather fueling growth, the algae blooms very rapidly. The technician has been informed and is prepared to administer copper sulfate applications to reduce the algal activity in the stormwater ponds.

Weed growth is under control, and debris, which typically gets washed on to the ponds during rain events, seemed to be well managed during this inspection.

RECOMMENDATIONS

Most importantly: Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond’s shore.

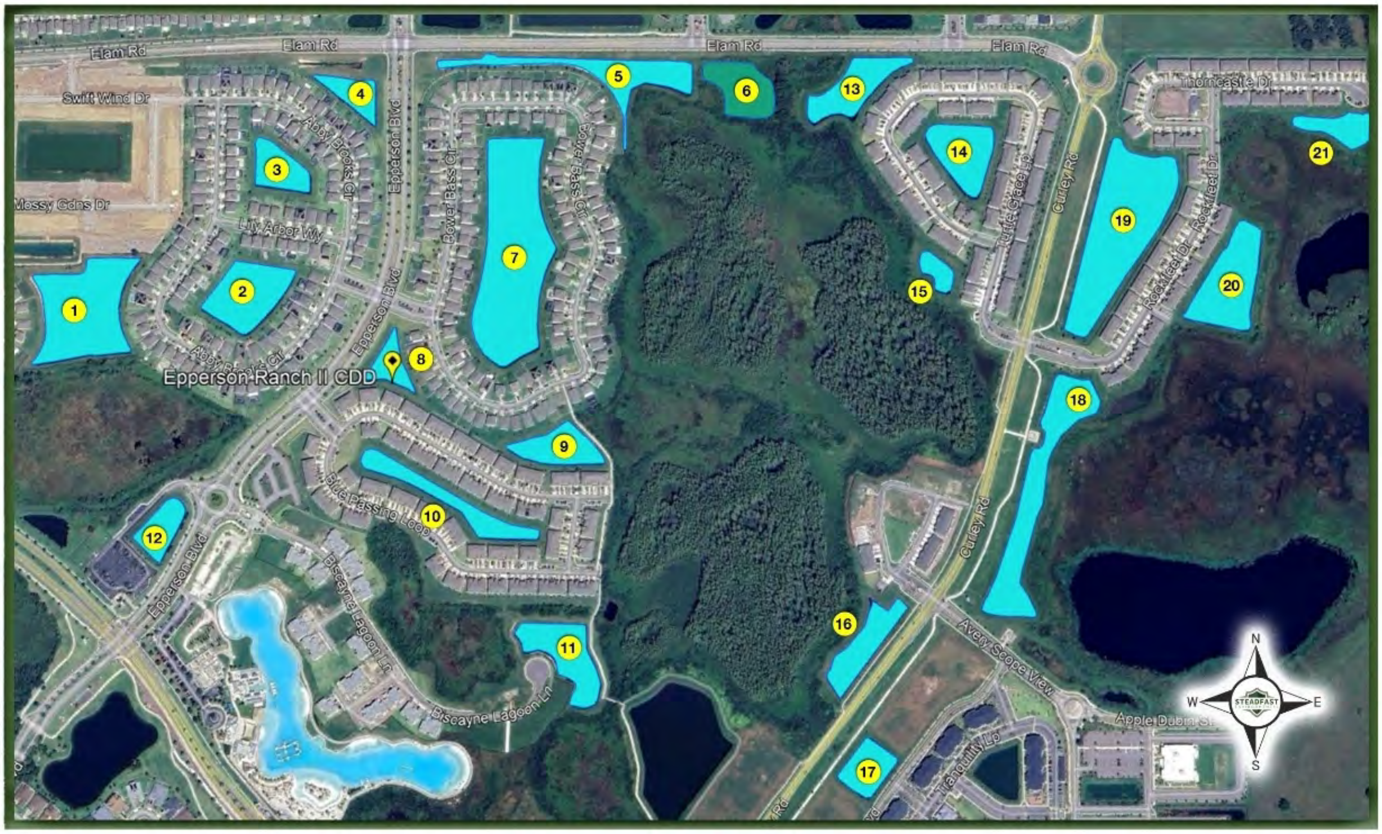
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

EPPERSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



Epperson Ranch II CDD Aquatics

Inspection Date:

9/21/2026 11:20 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

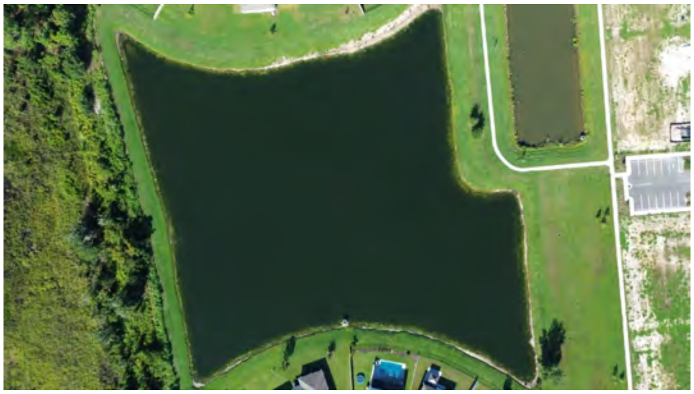
WWW.STEADFASTENV.COM

813-836-7940

Inspection Report

SITE: 1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Algae has started growing amid decayed grasses on the perimeter. Growth like this is typical this time of year and technicians are constantly aware and ready to treat. No other nuisance growth observed.

WATER: X Clear Turbid Tannic
ALGAE: N/A X Subsurface Filamentous X Surface Filamentous
Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 2

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Filamentous algae present around the perimeter. Treatment is set for next visit. No nuisance grass observed.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous X Surface Filamentous
Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 3

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Most of the algae present is decayed from treatment last week. Any remaining will be re-sprayed next visit.
No nuisance grass observed.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous X Surface Filamentous
Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 4

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving

Comments:

Planktonic algae/cyanobacteria present in the corners. These and any filamentous algae remaining will be addressed next visit.
No nuisance grass observed.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous X Surface Filamentous
X Planktonic X Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 5

Condition: Excellent Great ✓Good Poor Mixed Condition Improving

Comments:

Mixed aquatic and terrestrial weeds present. Both can be addressed simultaneously during service with little impact to soil stability at this point. Heavier emphasis will be placed on the southern strip.
No algae observed.

WATER: X Clear Turbid Tannic
ALGAE: X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A X Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush X Other: Terrestrial

SITE: 6

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Almost complete coverage of duckweed. This is very common for wetlands this time of year. We will treat as needed, mainly around the weir to prevent flow into pond 5.
No algae observed.

WATER: X Clear Turbid Tannic
ALGAE: X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal Moderate X Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush X Other: Duckweed

SITE: 7

Condition: ✓Excellent Great Good Poor Mixed Condition Improving


Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

WATER: X Clear Turbid Tannic
ALGAE: X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: X N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 19

Condition: Excellent Great Good ✓Poor Mixed Condition Improving


Comments:

Filamentous algae present throughout the pond. Multiple rounds of algaecide treatments are scheduled until conditions improve.
Herbicide treatments for nuisance grasses will also be done and should clear this growth quickly.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous X Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A X Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Inspection Report

SITE: 20

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Nuisance growth preset around the perimeter. Some appears to be terrestrials recently covered by water. Anything remaining will be treated.
No algae observed.
Water levels seem to have reached a point where turbidity can begin flushing from the pond.

WATER: Clear X Turbid Tannic
ALGAE: X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal X Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: 21

Condition: Excellent Great Good Poor ✓Mixed Condition Improving

Comments:

Most of the growth around the perimeter is terrestrial. I believe we have approval to clear these, I just need an executed proposal to begin. Technicians can address with herbicide until then.
No algae observed.

WATER: X Clear Turbid Tannic
ALGAE: X N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A Minimal Moderate X Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush X Other: Terrestrial

MANAGEMENT SUMMARY

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Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to were they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

It's taken a few months, but summer conditions have finally caught up with us. Algae is the main target for now and will likely remain so for a few weeks. I think until recently ponds were in a stasis point of nutrient load that techs could keep up with via alum treatments. Rain has brought higher volumes of water and excess nutrients which tip the balance out of our favor. Typical copper-based algaecide treatments will be the key moving forward.
Grasses are still minimal, fortunately. Terrestrials are almost completely cleared and new aquatics growth is being handled by technicians as it appears.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond’s shore.

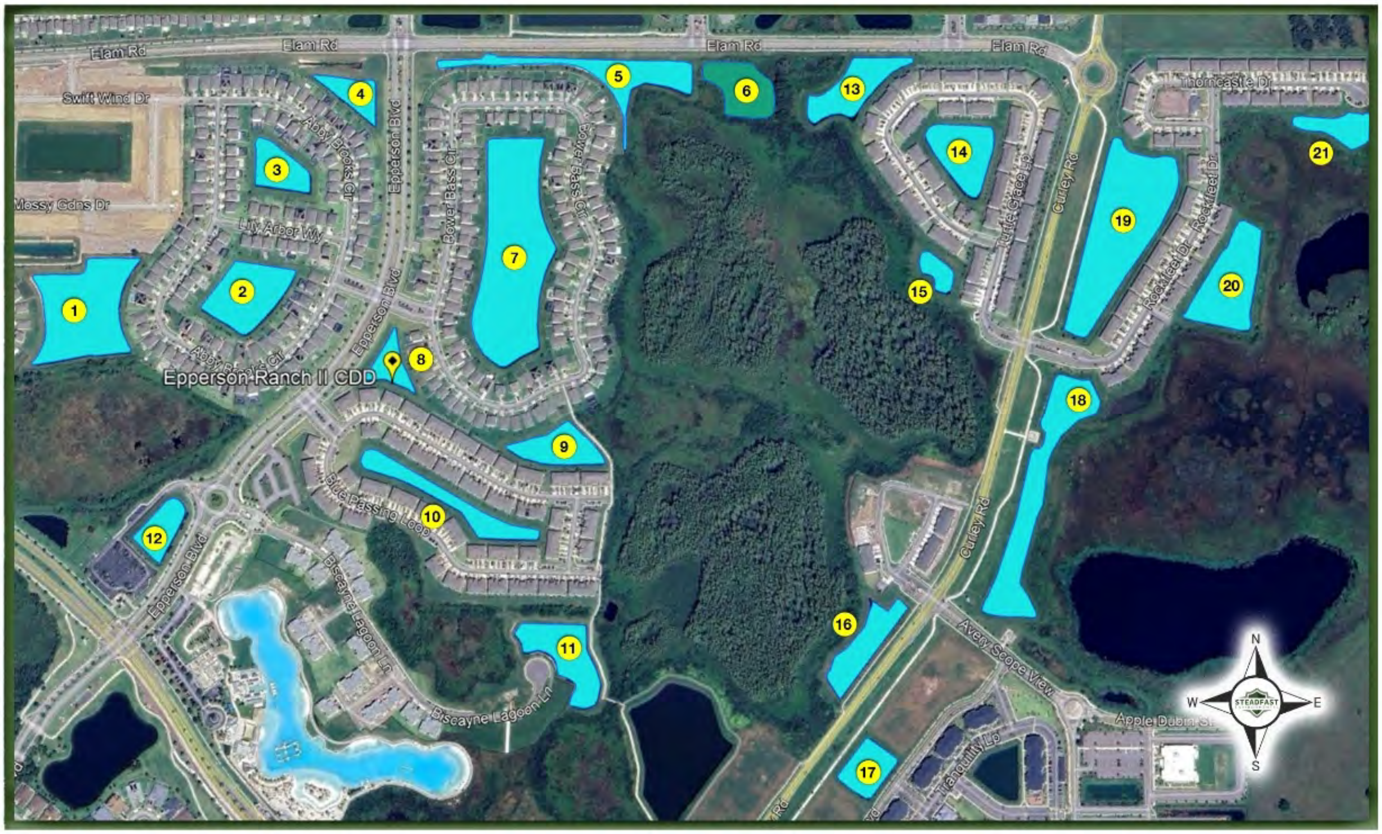
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

EPPERSON RANCH II CDD

Epperson Blvd, Wesley Chapel, FL 33545

Gate Code:



ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
8/17/2026	9/16/2026	

BILL TO
Epperson Ranch ll CDD
313 Campus St
Celebration FL 34747

SHIP TO
Bower Bass Circle
Wesley Chapel Florida 33545
United States

DESCRIPTION	QTY	RATE	AMOUNT
-------------PICK ONLY ONE OPTION------------- Installation of Replacement LED White Lights for both fountains within pond 7 at Epperson Ranch II CDD: [6] LED Bright White Lights [2] Splice Kit #10 - Labor 50% deposit required for purchase of materials. -------------PICK ONLY ONE OPTION-------------	1.00	4,590.14	4,590.14

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
8/17/2026	9/16/2026	

BILL TO
Epperson Ranch ll CDD
313 Campus St
Celebration FL 34747

SHIP TO
Bower Bass Circle
Wesley Chapel Florida 33545
United States

DESCRIPTION	QTY	RATE	AMOUNT
-------------PICK ONLY ONE OPTION------------- Installation of Replacement LED RGBW Lights for both fountains within pond 7 at Epperson Ranch II CDD: [6] LED RGBW Lights [2] LED RGBW Controller [2] Splice Kit #10 - 16 Cable - Labor 50% deposit required for purchase of materials. **These are currently out of stock, and can be ordered, expected mid-October. -------------PICK ONLY ONE OPTION-------------	1.00	10,433.60	10,433.60

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **15,023.74**

Accepted this ___________ day of ___________________________, 20_____.

Signature: ____

Printed Name and Title: ______________________________________

Representing (Name of Firm): ____

Fountain Maintenance Services Agreement

This Fountain Maintenance Services Agreement (“Agreement”) is entered into as of **October 1st, 2026** (“Effective Date”), by and between **Steadfast**, which may include Steadfast Contractors Alliance, LLC and/or Steadfast Environmental, LLC (collectively referred to herein as “Steadfast”), and **Epperson II CDD** (“Customer”).

Steadfast and Customer may be referred to individually as a “Party” and collectively as the “Parties.”

---

1. Scope of Agreement

Steadfast shall provide routine fountain maintenance services as described herein in a professional and workmanlike manner. Customer agrees to compensate Steadfast for such services in accordance with the terms of this Agreement.

---

2. Service Equipment

The equipment covered under this Agreement (“Service Equipment”) consists of **four (4) floating fountains located on Lakes 7, 8, & 9**.

---

3. Services Provided

Steadfast shall perform **four (4) scheduled inspections per year** of the Service Equipment. Services shall include, as applicable:

a. Fountain Maintenance Services

- Perform amp testing on fountain motors to verify proper load
- Verify incoming and outgoing voltage
- Test motor GFCI, contactor (starter), and overload protection
- Inspect and verify condition of fuses, breakers, wiring, and electrical connections
- Inspect and adjust operational timers as necessary
- Test lighting GFCI breakers and lighting timers
- Inspect propeller or impeller and diffuser plates (if applicable) for damage or improper attachment
- Clean debris screens, nozzles, shafts, and pump chambers to ensure adequate water flow
- Clean lighting lenses

- Replace leaking light housing seals

If diagnostic testing indicates abnormal operation or malfunction, Steadfast may conduct additional electrical testing, including ohm testing of power cables between the control panel and motor.

b. Replacement Parts and Repairs

Replacement parts and labor not covered under manufacturer warranty shall be billed at additional cost. Warranty-covered repairs shall be performed at no cost to the Customer.

If Steadfast identifies repairs requiring substantial labor or materials beyond routine maintenance and not covered under warranty, Steadfast shall notify Customer and obtain approval prior to performing such work. Steadfast may invoice up to **$500.00** in additional parts during any maintenance visit without prior written approval.

c. Troubleshooting and Extra Visits

Visits outside the scheduled maintenance cycle shall be considered troubleshooting services and billed at a **$100.00 service fee**, plus labor at **$135.00 per hour** and materials. Any visit occurring **fourteen (14) days or more** after a scheduled maintenance visit shall be deemed a troubleshooting visit.

---

4. Term and Automatic Renewal

This Agreement shall remain in effect for an initial term of **one (1) year** from the Effective Date. The Agreement shall automatically renew for successive one-year terms unless terminated in accordance with this Agreement. Upon each renewal, pricing may be adjusted with written notice.

---

5. Fees and Payment Terms

The total Annual Agreement Amount is **$4,000.00**, billed in **quarterly installments of $1,000.00**, commencing on the first day of the month following the start of services.

Invoices are due within **thirty (30) days** of the invoice date. Any balance unpaid after **sixty (60) days** shall accrue a service charge of **1% per month (12% annually)**.

5.1 Suspension of Services for Non-Payment

Steadfast reserves the right, upon written notice, to suspend some or all Services if any undisputed invoice remains unpaid for more than **thirty (30) days past its due date**. Suspension of Services shall not constitute termination of this Agreement.

Steadfast shall not be liable for any damages, deterioration, aesthetic conditions, operational issues, regulatory concerns, or other consequences arising from a suspension due to non-payment. Services shall resume only after all outstanding balances, including applicable service charges, have been paid in full. Customer's payment obligations shall survive any suspension.

---

6. Accepted Forms of Payment

Payment shall be made by check unless otherwise agreed to in writing.

---

7. Condition of Service Area

This Agreement shall be void ab initio if Steadfast determines, prior to commencement of services, that the condition of the Service Equipment or service area has materially deteriorated. This provision shall not apply once Steadfast has commenced services.

---

8. Force Majeure

Steadfast shall not be responsible for delays or failure to perform due to causes beyond its reasonable control, including acts of God, weather events, utility interruptions, or governmental actions.

---

9. Customer Contact Information

Customer is responsible for providing and maintaining accurate contact and billing information and shall notify Steadfast of any changes within **thirty (30) days**.

---

10. Termination

Either Party may terminate this Agreement with **thirty (30) days' written notice**, with services continuing through the end of the month in which the notice period expires.

All notices shall be sent by Certified Mail to:

Steadfast Contractor's Alliance, LLC
30435 Commerce Drive, Suite 102
San Antonio, FL 33576

---

11. Governing Law and Enforcement

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Each Party shall be entitled to pursue all remedies available at law or equity in the event of default.

---

12. Safety and Standard of Care

Steadfast shall utilize appropriate equipment, materials, and procedures and exercise reasonable care in performing services. Steadfast shall take commercially reasonable steps to protect Customer property.

---

13. Additional Services

Services outside the scope of this Agreement, including debris removal, vegetation cutting, or other specialty services, shall be performed only under a separate written agreement.

---

14. Insurance and Limitation of Liability

Steadfast shall maintain insurance appropriate to the services performed. Each Party shall be responsible only for damages arising from its own negligence or misconduct. Neither Party shall be liable for incidental, consequential, or purely economic damages.

---

15. E-Verify Compliance

Steadfast complies with Florida Statute 448.095 and participates in the federal E-Verify program where required.

---

16. Proposal Validity

This proposal shall remain valid for **sixty (60) days** from issuance unless modified in writing by Steadfast.

Agreement Summary

Annual Agreement Amount: $4,000.00
Quarterly Invoice Amount: $1,000.00
Billing Frequency: Quarterly

Acceptance

Epperson II CDD
Signature:
Printed Name:
Title:

Date: 9/17/26
Address for Notice Purposes: 30349 Commerce Drive, San Antonio, FL, 33576

Steadfast
Signature: Kevin Riemensperger
Printed Name: Kevin Riemensperger
Title: Aquatics Division Manager
Date: 9/17/26

Remit Payments and Executed Agreements To:

Steadfast Contractor's Alliance, LLC
30435 Commerce Drive, Suite 102
San Antonio, FL 33576

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	Change Order No. 2026-1	Date	18 August 2026
"Stantec"	Stantec Consulting Services Inc.		
	Stantec Project # 238202072		
	380 Park Place Blvd., Suite 300 Clearwater, FL 33760 Ph: (352) 754-1240 email: greg.woodcock@stantec.com		
"Client"	Epperson Ranch II Community Development District c/o Inframark		
	Client Project # 238202072		
	313 Campus Street Celebration, FL 34747 Ph: (813) 382-7355 email: Kristee.Cole@inframark.com		

Project Name and Location: Epperson Ranch II Community Development District

In accordance with the original Professional Services Agreement dated 17 May 2019 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

For General Consulting Services.

Total fees this Change Order	$	8,000.00
Original agreement amount	$	8,000.00
Total Agreement	**$**	**16,000.00**

Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.

Greg Woodcock, Project Manager
Print Name and Title

Signature

Date Signed:

Epperson Ranch II Community Development District c/o Inframark

Print Name and Title

Signature

Date Signed:

DDD FENCING

TRIPLE D FENCING

Family Owned & Operated
1615 6th St SE Ruskin, FL 33570
Office: 352-257-3086
Sales@dddfencing.com

LICENSED & INSURED

Find Us On Facebook!

PROPOSAL / CONTRACT

Estimate Date 9-8-26
Valid for: 7 Days
Prepared by AV
☐ Residential ☐ Commercial ☐ AG
CONTRACT No. 6028

Customer Name	Epperson Ranch 2 CDD	Home Ph.	
Address	Epperson Lagoon, 31885 Overpass Rd	Cell Ph.	
City, St, Zip	Wesley Chapel, FL 33545	Fax/Other	
Subdivision		Email	kcole@azuria.com

☐ Vinyl — Feet: 120'
☐ Chain Link — Height:
☐ Wood — Color:
☐ Aluminum — Style: Composite Board
☑ Other: — Caps:

	YES	NO
Fence to follow contour of ground	☐	☐
Fence to top level	☑	☐
Compacted shell ground	☐	☐
Removal and Disposal of existing fence ____ Ft.	☐	☐
Clearing of fence-line needed	☐	☐
Clearing to be done by: ☐ Customer ☐ Company		
Core-Drill required	☐	☐
HOA approval required	☐	☐
County Pasco — Permit required	☐	☐

GATES:
Qty ____ Style ____ Size ____
Qty ____ Style ____ Size ____
Other ____ Pool Code: Yes No

NOTES:

PROPERTY / FENCE LAYOUT

Installation of composit decking boards

TOTAL SUMMARY

Discount	
Cash Price Amount	
Total Contract Amount	$14,889.00
Deposit	$8,933.40
Due Upon Completion	$5,955.60

PAYMENT
☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER

Triple D Fencing will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Triple D Fencing assume any responsibility concerning property lines or in any way guarantee their accuracy. If Triple D Fencing has to make a second trip due to the customer not clearing the fence line, the customer will be charged accordingly. If property pins cannot be located, it is recommended that the customer has the property surveyed. Triple D is also not responsible for locating underground cables and utilities and the customer is responsible for calling Sunshine 811 to have property inspected and/or marked, unless otherwise discussed. Triple D is not responsible for any sprinklers or other unmarked buried lines or objects. Homeowners must clean up dog/pet waste before the installation date to avoid additional fees. Triple D has a two-year labor warranty excluding natural disasters. Most material products have a limited lifetime warranty except wood products. **Triple D Fencing's warranty is voided if the fence sign is removed.** Lead times may be affected depending on material production. Deposits on any specially ordered materials are not refundable. The customer assumes full responsibility for submitting the required documents for their HOA to get approval. Triple D representatives will help in providing those documents. The customer is also responsible for obtaining a permit if required by the county. If this signed contract is canceled without proper 72-hour notice, the customer will be charged 25% of the total contract price. Final payment is due upon completion of work; a finance charge of 1.5% per month shall be applied to all accounts not paid in full within 4 days of completion unless previously discussed with the owner otherwise. If the homeowner/customer requests changes to the original scope of work, such as adding additional footage, altering gate style or size, or making any modifications not included in the initial agreement, any associated additional materials and labor will be subject to extra charges, which will be reflected in the final payment. Payment is to be given at the job site to be brought to Triple D Fencing personnel (not office, but in person if paying with cash). Mailed checks, Venmo, Cash App, Apple Pay, or Square are accepted as payment. If you choose to pay using Square, there will be a 3.5% Square fee added. **We also offer financing!** Any bounced checks will result in the homeowner/customer covering any fee that may result for either party. All materials will remain the property of Triple D Fencing until payment is received in full. The right of access and removal is granted to Triple D Fencing in the event of non-payment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of this debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the buyer agrees to pay the seller liquidated damages of a sum equal to 33.33% of the entire contract price, plus costs of materials and labor already furnished or in progress. Upon signing this contract and estimate, the customer acknowledges and accepts the terms and conditions above, as well as the outlined scope of work.

APPROVED & ACCEPTED

Customer Signature	Date	Alexa Vigneau DDD Fencing Representative	9-8-26 Date

DDD FENCING

TRIPLE D FENCING

Family Owned & Operated
1615 6th St SE Ruskin, FL 33570
Office: 352-257-3086
Sales@dddfencing.com

LICENSED & INSURED

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Estimate Date	9-8-26
Valid for:	7 Days
Prepared by	AV

☐ Residential ☐ Commercial ☐ AG

CONTRACT No. 6028

PROPOSAL / CONTRACT

Customer Name	Epperson Ranch 2 CDD	Home Ph.	
Address	Epperson Lagoon, 31885 Overpass Rd	Cell Ph.	
City, St, Zip	Wesley Chapel, FL 33545	Fax/Other	
Subdivision		Email	kcole@azuria.com

☐ Vinyl — Feet: 120'
☐ Chain Link — Height: ______
☐ Wood — Color: ______
☐ Aluminum — Style: Decorative Wire
☑ Other: ______ — Caps: ______

	YES	NO
Fence to follow contour of ground	☐	☐
Fence to top level	☑	☐
Compacted shell ground	☐	☐
Removal and Disposal of existing fence ______ Ft.	☐	☐
Clearing of fence-line needed	☐	☐
Clearing to be done by: ☐ Customer ☐ Company		
Core-Drill required	☐	☐
HOA approval required	☐	☐
County Pasco — Permit required	☐	☐

GATES:

Qty ______ Style ______ Size ______
Qty ______ Style ______ Size ______
Other ______ Pool Code: Yes No

NOTES:

PROPERTY / FENCE LAYOUT

Installation of Decorative Wire Material

TOTAL SUMMARY

Discount	
Cash Price Amount	
Total Contract Amount	$18,500.00
Deposit	$11,100.00
Due Upon Completion	$7,400.00

PAYMENT

☐ CASH ☐ CHECK ☐ SQUARE (3.5% FEE) ☐ OTHER

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APPROVED & ACCEPTED

Customer Signature	Date	Alexa Vigneau DDD Fencing Representative	9-8-26 Date

Commercial Sales

Estimate #: JD590
Estimate Date: 8/26/2026
Expiration Date: 9/6/2026

PROJECT NAME AND LOCATION

Epperson Lagoon
31885 Overpass Rd
Wesley Chapel, FL

CUSTOMER INFORMATION

Customer Name and Address:
Inframark
210 N. University Drive Suite 702
Coral Springs, FL 33071

Contact Name and Information:
Kristee Cole
813-382-7355
kristee.cole@inframark.com

FENCE OUTLET CONTACT INFORMATION

Sales Representative:
Jason Downs
813-699-4163
Jason.Downs@FenceOutlet.com

DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

Insert Aluminum Panels into Existing Aluminum Framework
Panels Will Be:
1" x 2" Top and Bottom Rails that Bracketed into Existing Posts
3/4" x 3/4" Vertical Pickets Placed 4" On Center

There are:
(27) Panels that are 44" x 44"
(2) Panels that are 44" x 14"

All Welded Construction

ESTIMATE TOTAL COST: $14,520.00

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts. These stakes should also indicate the anticipated grade changes along the fence and the overall appearance of the fence. Fences exceeding 6 inches above the current grade will require longer posts, which may incur additional costs.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line. Multiple stable access points must also be provided, or additional ferrying charges may apply.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified. Any equipment and labor necessary for such tasks will require a change order.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy. If property pins cannot be located, a current survey or fence placement agreement is strongly recommended.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise. Additional mobilizations will be charged accordingly.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time. Failure to do so may result in remobilization fees.
11. Fence Outlet retains ownership of all materials until full payment is received. In the event of non-payment, the customer grants Fence Outlet the right of access to retrieve unpaid materials after written notice.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines. However, timelines may be impacted by permitting, weather, supply issues, or site access delays.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer. All warranty claims will be addressed within 5 business days.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably. If resolution cannot be reached, both parties agree to engage in mediation before pursuing legal action.

The Parties herby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet	**Owner/Contractor**
Signature: ______________________	Signature: ______________________
Print Name: ______________________	Print Name: ______________________
Title: ______________________	Title: ______________________
Date: ______________________	Date: ______________________

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein. These terms shall govern all aspects of the project unless expressly modified by mutual written agreement.